

CITY OF REEDLEY

HOUSING ELEMENT UPDATE



September 2003



Quad Knopf



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City of Reedley

Housing Element Update

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Adopted by City Council
September 23, 2003

Submitted to:
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CHAPTER ONE
INTRODUCTION

CHAPTER ONE – INTRODUCTION

Housing Element Intent

The Housing Element is one of seven General Plan Elements that is mandated by California State law. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, the Housing Element is intended to:

- 1) Provide comprehensive housing-related information through compilation of data from numerous sources;
- 2) Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock;
- 3) Act as a tool for coordination between governmental bodies and the local building industry;
- 4) Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- 5) Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems; and,
- 6) Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and act as a meaningful guide to decision-makers considering housing-related issues.

Current State Housing Element Law

Current State law delineating Housing Element requirements is found in California Government Code Sections 65580 through 65589, Chapter 1143, Article 10.6. The law is administered by the State Department of Housing and Community Development (HCD).

Section 65300.7 of the law provides that local agencies may prepare their General Plans to accommodate local conditions and circumstances, while meeting the laws minimum requirements.

General Plan Consistency

The California Government Code requires that General Plans contain an integrated, internally consistent set of policies. When any one element of the General Plan is revised, and especially when new policies and objectives are proposed, the other elements must be reviewed to ensure that internal consistency is maintained.

State Required Local Program Strategy

Housing program requirements call for development of a local housing program strategy consisting of two primary components; a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

Scope - Description of Geographic Area

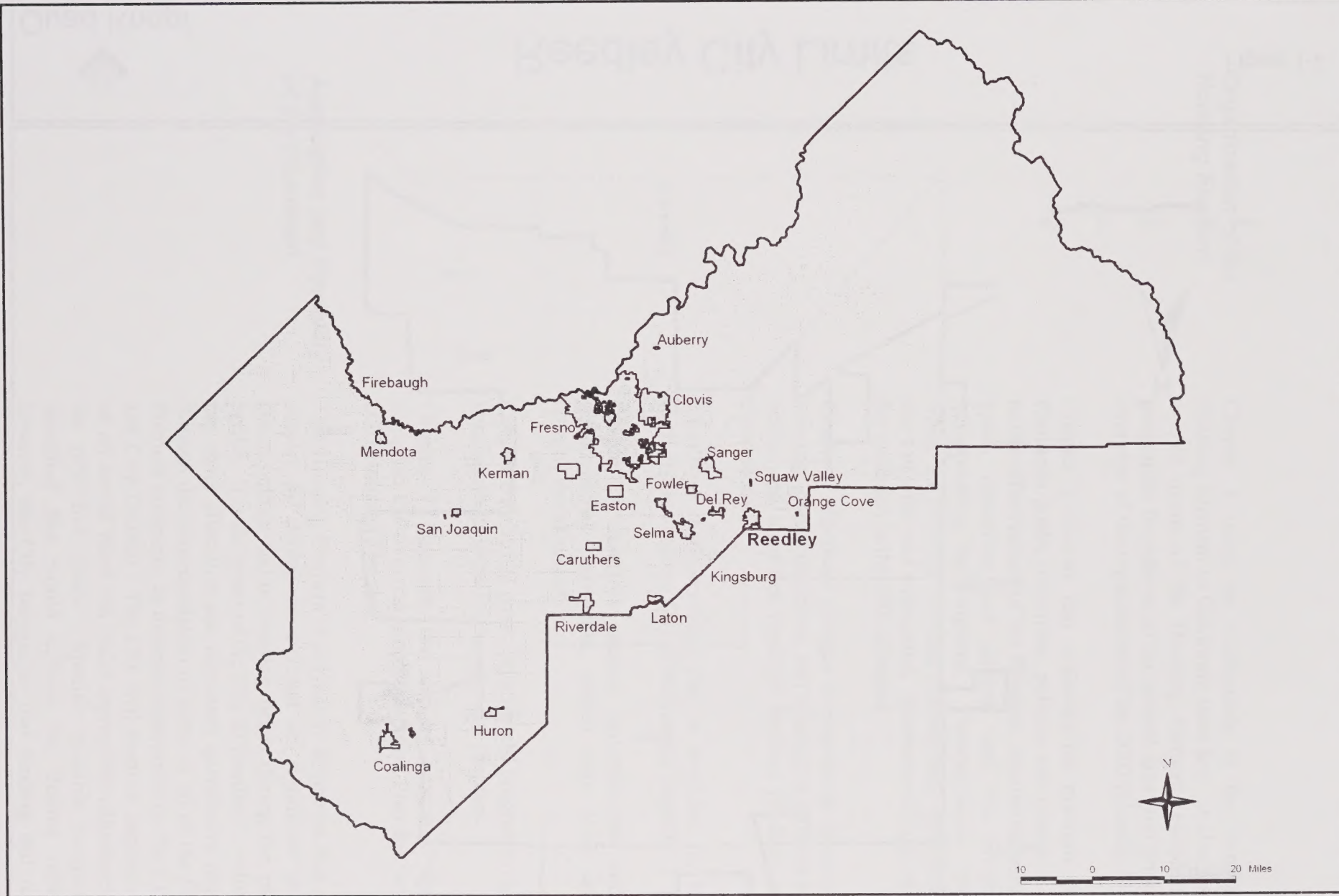
The geographic area covered by the Housing Element falls within the City limits of Reedley. The area extends past Button Willow Avenue on the east and Kings River Drive to the west. The southern boundary is just past Herbert Avenue, and the northern boundary is South Avenue. Reference Figure 1-1 and Figure 1-2 for Reedley's regional location, City limits and Census Tracts.

Scope of Research and Analysis

Two major classifications of data important to an analysis of housing needs are population and housing stock. Some of the more important population data is related to changing household size, population growth or decline, change in special needs, and the income levels of various segments of the community.

Housing stock information of major significance includes an analysis of units by various types, age and quality of the housing stock, owner/renter ratios, recent building activity and housing cost trends. Future housing need indicators include: projected population growth income and forecasted availability of housing types and expected growth in employment opportunities.

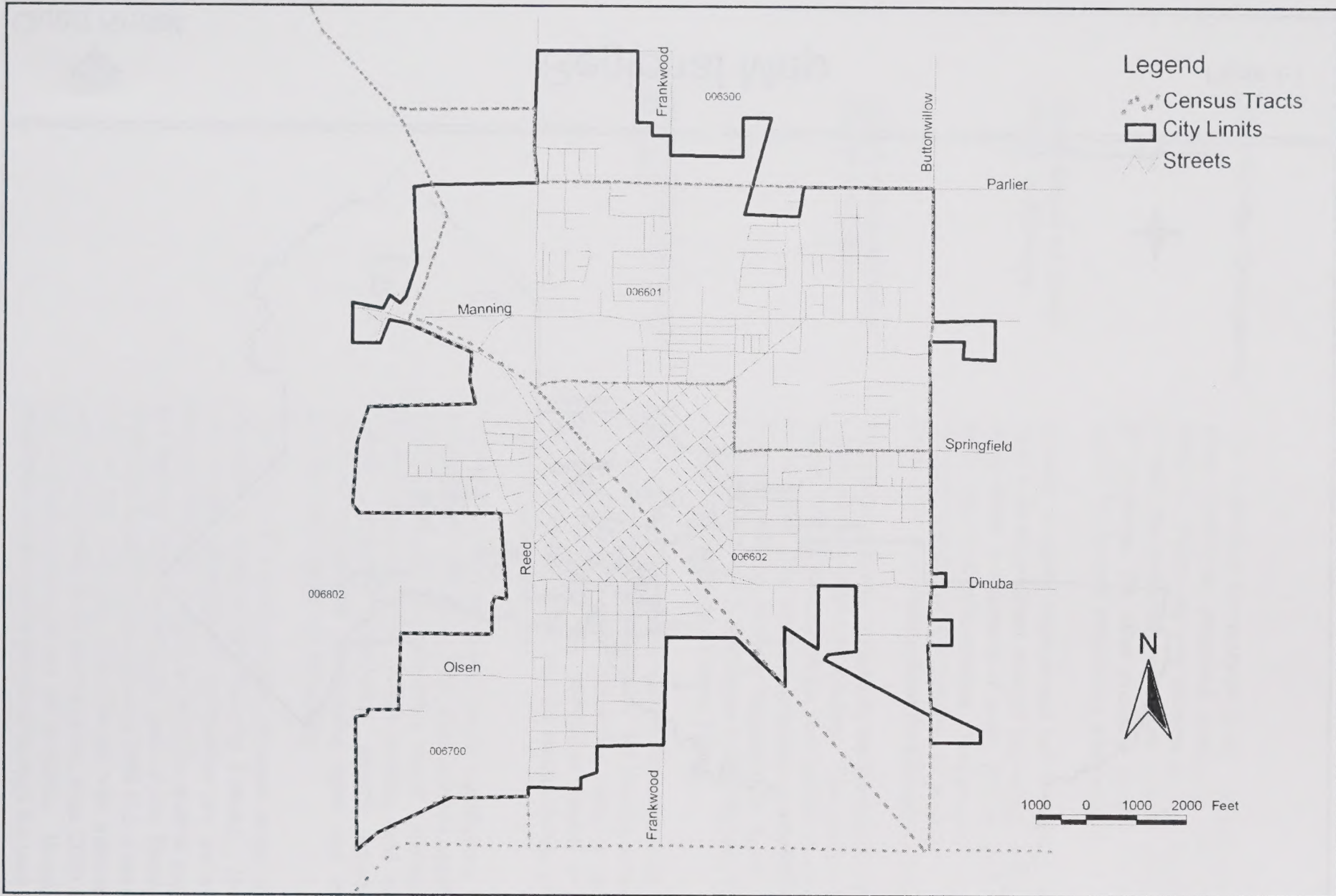
The 2000 U.S. Census provides the most recent complete data used to compile this Housing Element. However, since certain categories of information are not available from the 2000 U.S. Census, some of the updated population and housing stock information used in the Element was developed through extrapolation of 1990 U.S. Census data. Income data from the 1990 Census was maintained or replaced with data from other sources, since 2000 income data from the Census is not yet available. Housing and population information is projected through the year 2007.



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Regional Map

Figure 1-1



Organization of the Housing Element

Chapter 1 states the relationship of the General Plan Housing Element to California state law. It also states the overall intent of the Housing Element, establishes the geographic boundaries of the project area, and provides an overview of the organization of the 2002 Housing Element.

Chapter 2 reviews and evaluates the previous Housing Element's goals, objectives, policies and programs related to the effectiveness of the Element, appropriateness of the goals, objectives and policies, and the program in implementing the programs. Determinations are made where the previous Housing Element met, exceeded or fell short of what was anticipated. Recommendations are made for inclusion in the 2002 Element.

Chapter 3 discusses changes in population characteristics, housing stock, describes and quantifies priority-housing needs, and identifies types of housing products to meet those needs.

Chapter 4 discusses land that is available for housing development and the City infrastructure capacity.

Chapter 5 describes market, governmental and non-governmental constraints, which may limit adequate housing development.

Chapter 6 identifies goals, policies and programs relative to housing needs identified in previous chapters.

Chapter 7 discusses the various programs that will comprise the five-year Implementation Plan for the 2002-2007 Housing Element.

Application and Flexibility of the Document

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Reedley to achieve the fair share allocation and estimated quantitative objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments over the next five years. Specific possible programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource

allocation may change over the planning period and other options may need to be explored to achieve the identified goals.

Public Participation

Section 65583(c)(5) of the Government Code states that “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort”.

Preparation of the Housing Element included two public workshops that included special housing interest groups, Planning Commission and City Council members, and the general public. The Housing Committee consisted of seven appointed members who reviewed the previous Housing Element, discussed changes in the programs for the new Housing Element, and identified special housing needs in the community. Committee members represented a wide array of interests and special needs as follows:

- Education/Minority Community Advocate
- Construction Industry
- Religious Institute/Faith Based Social Services
- Senior Citizens
- Planning Commission
- Minority Community Advocate
- Senior Citizens/Convalescent Care
- Homeless

A public hearing was conducted before the Reedley Planning Commission on October 3, 2002 (Resolution No. 2002-36) and before the City Council on October 22, 2002 (Resolution No. 2002-090) which solicited further public input.

Sources of Information

Several sources of information have been used to document recent demographic and housing trends in Reedley. Data from the 1990 and 2000 U.S. Census were used for comparative purposes for many of the tables in this report. Where year 2000 data was not yet available, 1990 U.S. Census data was reported. Other sources of data include the State Department of Finance, Council of Fresno County Governments (COFCG), the County of Fresno, and Fresno County Community Development.

CHAPTER TWO

EVALUATION OF PREVIOUS HOUSING ELEMENT

CHAPTER TWO - EVALUATION OF PREVIOUS HOUSING ELEMENT

The City of Reedley has reviewed and evaluated the previous Housing Element in contributing to the attainment of the state housing goal pursuant to pertinent Government Code Sections as follows:

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies" – Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2002 Housing Element.

Section 65588 (a)(2): "Effectiveness of the Element" - The City of Reedley has reviewed the results of the previous Element's goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "Progress in Implementation" - The City of Reedley has compared what was projected or planned in the previous Element and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous Element's stated goals, objectives and policies.

Effectiveness of the Previous Housing Element

The purpose of the previous Housing Element for the City of Reedley was to document existing and projected housing needs, and to establish an action plan to meet those needs. The Housing Element has been revised to reflect the results of this review contained in Chapter 2. The previous element identified demographic and housing characteristics, however, some of the goals and policies were general in nature and lacked quantifiable results.

The previous Housing Element estimated the total housing need in the City of Reedley for low income, other low income, moderate income and above moderate income families, and set measurable goals within each of these four categories. The new construction need of 924 market-rate and non-market rate units by 1996 as set forth in the 1990 RRHNP was not met. However, several projects contributed toward the goal (Columbia Park, Willow Ridge, Hearthstone, etc.).

The previous Reedley Housing Element was based on the 1990 Regional Housing Allocation Plan produced by the Council of Fresno County Governments. In 1990, Reedley's population was 15,791 and by 2000 had increased to 20,756. This was a 31.4 percent increase in population.

***Appropriateness of the
Goals, Objectives and
Policies***

There were no significant changes in demographics during the planning period and the goals, objectives and programs remain sound. Table 2-1 summarizes the evaluation of the previous Housing Element's policies and accomplishments over the planning period. The table also notes whether the specific policy has been successful and makes a determination to keep, eliminate or modify the policy. The noted recommendations are incorporated in Chapter 6 (Goals, Policies and Programs), and Chapter 7 (Five Year Implementation Plan).

**Table 2-1
Existing Housing Policies and Programs and
Recommended Changes**

HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES	OBJECTIVE/POLICY	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL POLICY FROM 1992-2000 – WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Goal 408-01: To develop, through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Reedley.						
H-1.00	Advocate and support proposed state and federal actions that will create a positive, stable climate for housing production.	City of Reedley	Adoption and implementation of Reedley Specific Plan. HOME Program.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes
H-2.00	Wherever appropriate, facilitate the use of federal or state programs that can assist in development of new housing consistent with identified citywide housing needs and adopted local plans and programs.	City of Reedley	CDBG Projects supporting infrastructure maintenance throughout the community. RRDA participation in Low/Moderate income housing projects. Self-Help Housing Projects. HOME funding.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify additional programs and grants to assist meeting housing needs.
H-3.00	Support efforts that coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.	City of Reedley	Permit streamlining.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Permit streamlining has been effective. No substantial changes are recommended.

H-4.00	Accommodate and encourage development of a full range of housing types.	City of Reedley	Adoption and implementation of Reedley Specific Plan. General Plan. 89 Single Family Entry Level Dwelling units (Affordable Units), 230 lot subdivision (6,000-10,000 square foot lots Above Moderate Income), 55 lot (7,000 square foot lot subdivision), Multi-family residential Ordinance allowing re-zone to higher density.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	
H-5.00	Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.	City of Reedley	Compliance with the City of Reedley General Plan. Annexations as necessary. Land within the City limits is primarily built-out, but there is land within the Reedley Specific Plan area available for annexation. Annexation policies require specific proposals to accompany requests for annexation, and land banking is not permitted. Reedley Specific Plan requires orderly physical development, and due to the lengthy Annexation process (approximately 1-year), it is not possible to maintain a significant surplus of land for residential use. Infill lots pose a minor potential for residential development.	☐ Successful ☐ Unsuccessful ☒ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to work with developers and property owners and encourage submittal of development plans/proposals with requests for annexation.

H-6.00	Encourage and participate in efforts to achieve economies and efficiencies that will facilitate the production of quality, affordable housing.	City of Reedley	Adoption and implementation of Reedley Specific Plan. Approval of subdivisions in low income areas. Infill development has been actively encouraged.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to encourage infill and contingency development.
H-7.00	Promote balanced, orderly growth to minimize unnecessary development costs, which add to the cost of housing.	City of Reedley	Compliance with the City of Reedley General Plan. Orderly growth and annexations as necessary. The City limits are substantially built-out and the Reedley Specific Plan is a positive step toward accommodating balanced orderly growth.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to enforce contiguous and infill growth policies.
Objective a.	As set forth in the 1990 RRHNP, construction by private and non-profit developers of 400 non-market rate (very low- and other low-) dwellings by 1996, which equals the City of Reedley's regional share.	City of Reedley	While the goal of 400 dwellings has not yet been met, several private and non-profit projects have contributed towards the goal (Self-Help, Cypress Estates, Palm Village). A moratorium was placed in 1998 –1999 on new growth until the Reedley Specific Plan was completed in order to ensure the orderly growth of future development.	☐ Successful ☐ Unsuccessful ☒ Neutral Why? See Accomplishments.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Consider establishing an outreach program to identify available infill opportunities. New goals can be met through infill and development within the Specific Plan area.

Objective b.	As set forth in the 1990 RRHNP, construction by private and non-profit developers of 524 market rate (moderate and above moderate) dwellings by 1996.	City of Reedley	Goal of 524 dwellings has not yet been met. Several projects have contributed towards the goal (Columbia Park, Willow Ridge, HearthStone, etc.).	☐ Successful ☐ Unsuccessful ☒ Neutral Why?	☒ Keep Program ☐ Eliminate Program	(See Objective a)
Goal 408-02: To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.						
H-1.00	Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.	City of Reedley	Compliance with City of Reedley General Plan and applicable building codes.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Merge Policies H-1.00 with H-2.00 in New Housing Element.
H-2.00	Encourage application of community design standards that will provide for the development of safe, attractive and functional housing developments.	City of Reedley	Adoption and implementation of Reedley Specific Plan. Although the Reedley Specific Plan may add to the cost of new housing within newly annexed areas through additional design restrictions, this would be offset with allowed increases in density in comparison to infill areas within the City Limits.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	
H-3.00	Direct new housing development to areas within the community where essential public facilities can be provided and where appropriate employment, commercial and educational services are available.	City of Reedley	CDBG Projects supporting infrastructure maintenance throughout the community. RRDA participation in infill projects. Self-Help Projects.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program	Consider establishing an outreach program to identify available infill opportunities.

H-4.00	Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.	City of Reedley	Compliance with City of Reedley General Plan, Reedley Specific Plan and Kings River Corridor Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program	No changes.
Objective a.	Maintenance of community design and improvement standards that will provide for the development of safe, attractive and functional housing developments and residential environments.	City of Reedley	Compliance with City of Reedley General Plan and development standards of the Reedley Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes.
Goal 408-03: To provide for a choice of housing locations for all residents.						
H-1.00	Review and update Reedley's General Plan on a regular basis to ensure that growth trends are accommodated.	City of Reedley	Processing of General Plan Amendments as necessary.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	In the annual report, make recommended changes to ensure consistency between General Plan Elements.
H-2.00	Encourage the development of various types of housing opportunities in all residential areas.	City of Reedley	Adoption and implementation of Reedley Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	The Reedley Specific Plan allows for some multi-family residential between arterials and single family residential subdivisions. Approval process and timelines do not differ between single family and multi-family residential.
Objective a.	Designation of sufficient land for residential development and residential reserves to provide 40 percent of the land required for	City of Reedley	Compliance with Reedley General Plan and Reedley Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program	Continue to work with developers and property owners and require submittal of development propos-

	new development through 2012.		Although it is desirable to maintain a 40% reserve for potential residential land development, development proposals must accompany annexation requests per County guidelines.		☐ Modify Program	als at the time annexation requests are filed.
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Goal 408-04: To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

H-1.00	Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.	City of Reedley	Housing condition survey. Enforcement of applicable building codes. Implementation of RRDA Paint Program.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	A Housing Quality inventory is conducted approximately every 5-years and the program will be continued.
H-2.00	Provide for the removal of all unsafe, substandard dwellings that cannot be cost-effectively repaired.	City of Reedley	Enforcement of applicable building codes. CDBG Housing Program implementation.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to work with the Fresno County Rehabilitation Program, the Fire Department on practice burns, and establish quantitative goals for demolition and re-construction of dilapidated units.
H-3.00	Encourage development of sound new housing on vacant land within existing neighborhoods that have the necessary infrastructure and services.	City of Reedley	CDBG Projects supporting infrastructure maintenance throughout the community. RRDA participation in in-fill projects.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to encourage infill/contiguous development policies in the Reedley Specific Plan and outreach programs.
H-4.00	Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.	City of Reedley	Permit streamlining. Implementation of Rehabilitation Program. RRDA and County Rehabilitation Program.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue program and enhance public outreach component.

			The non-profit Paint Program has been successful, RRDA offers an emergency grant program for low income families.			
H-5.00	Promote public awareness of the need for housing and neighborhood conservation.	City of Reedley	Promotion of available RRDA Housing Rehabilitation programs.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Include Information Outreach program targeted to non-English speaking households. Work with schools and other public agencies to disperse information.
H-6.00	Monitor public housing projects to ensure that their managers maintain the area's public housing inventory.	City of Reedley	No at-risk units are identified.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify programs that will provide for suitable housing replacement in case of loss.
H-7.00	Support actions that foster and maintain high levels of owner-occupancy, particularly in those neighborhoods where housing quality is declining.	City of Reedley	RRDA housing ownership and Rehabilitation programs. Self-Help.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue existing programs and identify new programs to assist the City in meeting the County allocation.
H-8.00	Promote development of public policies and regulations that provide incentives for proper maintenance of owner-occupied and renter-occupied housing.	City of Reedley	Enforcement of City of Reedley Zoning Ordinance and RRDA Paint Program. Kings River Corridor Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify additional funding sources.
H-9.00	Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.	City of Reedley	Compliance with Reedley General Plan. Kings River Corridor Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue infill and contiguous development practices and policies.

H-10.00	Encourage proper maintenance of essential public services and facilities in residential developments.	City of Reedley	CDBG Projects supporting infrastructure maintenance throughout the community.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to encourage infill and contiguous development policies to reduce overall maintenance costs.
H-11.00	Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.	City of Reedley	RRDA Housing Rehabilitation programs. Fresno County Rehabilitation Program.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes recommended.
H-12.00	Facilitate maximum utilization of federal and state programs that can assist lower income homeowners to properly maintain their dwelling units.	City of Reedley	Partnership with Self-Help Enterprises. RRDA Housing Rehabilitation programs.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify additional funding sources.
Objective a.	Using RRA L&M Funds, rehabilitation of an annual average of two dwellings for very low-, other low- and moderate-income households through 1996.	City of Reedley	RRDA, through Self-Help Enterprises works towards the annual goal.	☐ Successful ☐ Unsuccessful ☒ Neutral Why? See Accomplishments	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify more funding sources.
Objective b.	Conservation of existing dwellings for very low- and other low-income households.	City of Reedley	RRDA Housing Rehabilitation programs.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify more funding sources.

Goal 408-05: To develop through public and private channels, sufficient new housing to insure the availability of affordable housing for all households in Reedley.

H-1.00	Encourage enforcement of fair housing laws throughout the City.	City of Reedley	Fresno County Rehabilitation Program.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Establish formal outreach program.
H-2.00	Support programs that increase employment and economic opportunities.	City of Reedley	Development of Reedley Industrial Park. Recommendations to approve commercial and industrial projects.	☐ Successful ☐ Unsuccessful ☒ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Increased effort in economic development may lead to additional housing, but depend on annexations, which are lengthy to process.
H-3.00	Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers.	City of Reedley	Compliance with Reedley General Plan and Reedley Specific Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes.
H-4.00	Encourage utilization of federal and state housing assistance programs that can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.	City of Reedley	Partnership with Self-Help Enterprises. RRDA Housing Loan programs. Self Help 32 unit subdivision.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes. Identify additional funding programs.
H-5.00	Support the development of housing plans and programs that maximize housing choices commensurate with need.	City of Reedley	Compliance with Reedley General Plan and Reedley Specific Plan. New Rail Corridor Master Plan will allow a mix of residential/ commercial	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Revise fair share allocation and explore incentives to encourage a well designed residential/ commercial mix in the Railroad Corridor Master Plan Area.

			uses with a Conditional Use Permit.			
H-6.00	Wherever possible, implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for lower income groups.	City of Reedley	Implementation of the Reedley General Plan.	☒ Successful ☐ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes.
Objective a.	Construction of 42 non-market dwelling units by 1996, which equals 10 percent of the City of Reedley's regional share. These dwellings will include 21 SF residences, 21 apartment units, and no mobile homes.	City of Reedley	While the construction goal has not yet been met, the City of Reedley has been supportive of private and non-profit projects contributing towards the goal. However, between 1994 and 2002, 66 non-market dwelling units have been completed. Non-market single-family dwelling construction totaled 20 units (Self Help) and non-market multiple-family dwelling construction totaled 44 units (Cypress Estates). Apartment needs have not been met. Non-market rate needs not met, partly due to build-out and partly due to lengthy annexation process requiring specific projects to accompany annexation requests.	☐ Successful ☒ Unsuccessful ☐ Neutral Why?	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Identify additional financial programs to help meet housing needs. First time homebuyer program, information outreach.
Objective b.	Construction of 530 market rate dwellings by 1996 that shall include 445 SF residences, 85	City of Reedley	While the construction goal has not yet been met, the City of Reedley has been	☐ Successful ☒ Unsuccessful ☐ Neutral	☒ Keep Program ☐ Eliminate	Revise fair share allocation numbers and establish realistic programs with identi-

	apartments, and no mobile homes.		supportive of private and non-profit projects contributing towards the goal. However, between 1994 and 2002, 602 market rate dwelling units have been completed. Market rate single-family dwelling construction totaled 569 units and market rate multiple-family dwelling construction totaled 33 units. Market rate needs not met, partly due to build-out and partly due to lengthy annexation process, require specific projects to accompany annexation requests.	Why?	☐ Program ☐ Modify ☐ Program	ification of possible funding sources.
Objective c.	Rehabilitation and assistance in the annual average of 15 dwellings for very low-, other low-, and moderate- income households, through 1996.	City of Reedley	The RRDA, through Self-Help Enterprises, works towards the annual goal, however, the goal of 15 dwelling units assisted per year has not been met. Between 1992 and 2002, 44 dwelling units have been aided through the Down Payment assistance Program; 14 dwelling units have been aided through the Housing Rehabilitation Program; 7 dwelling units have been aided through the Emergency Rehabilitation Grant Program; and 14 dwelling units have been aided through the House Painting Program.	☐ Successful ☒ Unsuccessful ☐ Neutral Why?	☒ Keep ☐ Program ☐ Eliminate ☐ Program ☐ Modify ☐ Program	Revise numbers and identify a multitude of possible funding sources to meet the new fair share allocation goal.

			▪ 7.9 units assisted per year including Down Payment Assistance Program. ▪ 3.5 units assisted per year excluding Down Payment Assistance Program.			
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CHAPTER THREE

POPULATION AND HOUSING DATA

CHAPTER THREE - POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and the region. This section discusses the components of housing need. The components include the trends between 1990 and 2000 in Reedley's population, households, employment base and the type of housing units available. Comparisons are made to Countywide statistical data.

The analysis that follows is divided into four major subsections. **Population Characteristics** analyzes the City of Reedley in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** analyzes Reedley by households, or living groups, to see how past and expected household changes will affect housing needs. **Employment** analyzes individual persons in Reedley by occupation and employment sources. **Housing Stock** analyzes the housing units in Reedley by availability, affordability, and condition. This information can be used to help identify programs that are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

Population Characteristics

NUMBER OF INHABITANTS

Table 3-1 shows current (January 2000, U.S. Census Bureau) population estimates for Reedley, Fresno County and other incorporated places within Fresno County. The year 2000 Census estimated 20,756 residents in the City of Reedley, an increase of 4,965 persons or about 31 percent from the City's 1990 population. Reedley's growth from 1990 to 2000 is typical of other Fresno County communities.

Reedley's close proximity to Fresno enables workers to live in Reedley and commute to Fresno and Clovis. The City of Fresno is the major employment center for the county and region.

Table 3-1
Fresno County Population - January 2000

City	Population
Reedley	20,756
Clovis	68,468
Fowler	3,979
Fresno	427,652
Kingsburg	9,199
Orange Cove	7,722
Parlier	11,145
Sanger	18,931
Selma	19,444
Total Incorporated	595,847
Unincorporated	203,560
Fresno County Total Population	799,407

Source: 2000 U.S. Census

In Table 3-2, the growth rate of Fresno County communities can be compared. Population increases are expected to continue in the near future for most Fresno County communities. Reedley's population growth from 1990 to 2000 (31.4 percent) was significantly higher than Fresno County's (19.8 percent) population growth. All of the communities in Table 3-2, with the exception of Sanger, had higher population growth from 1990 to 2000 than the county. Table 3-3 shows consistent population growth for Reedley from 1990 to 2001.

AGE CHARACTERISTICS

Analysis of age group changes can provide valuable insight in determining future housing needs in Reedley. Table 3-4 compares age group changes between 1990 and 2000 for the City of Reedley.

Trends associated with age group information are expected to change the shape of housing demand during the coming decade. The past and present growth of the 18 to 29 age group will be reflected in the 30 and above age group in the coming years. The prime age group for entrance into the rental market is 20 to 29 and the primary age group for purchasing homes is 30 to 45. Therefore, the demand for both renter- and owner-occupied housing is expected to increase through 2007.

**Table 3-2
Fresno County Population Trends
1990-2000**

	1990	2000	% Change
Reedley	15,791	20,756	31.4
Clovis	50,323	68,468	36.1
Fowler	3,208	3,979	24.0
Fresno	354,202	427,652	20.7
Kingsburg	7,205	9,199	27.7
Orange Cove	5,604	7,722	37.8
Parlier	7,938	11,145	40.4
Sanger	16,839	18,931	12.4
Selma	14,757	19,444	31.8
Fresno County	667,490	799,407	19.8

Source: 1990 and 2000 U.S. Census

**Table 3-3
City of Reedley Change in Population
1990-2001**

Year	Population
1990	15,791
1991	16,312
1992	17,198
1993	18,048
1994	18,387
1995	18,721
1996	19,102
1997	19,499
1998	20,062
1999	20,428
2000	20,756
2001	21,144

Source: State Department of Finance, January 1, 2001

**Table 3-4
City of Reedley Age Characteristics**

Age	*1990		2000	
	Total	Percent	Total	Percent
0-4	1,440	9.1	1,912	9.2
5-9	1,356	8.6	1,987	9.6
10-14	1,355	8.6	1,697	8.2
15-19	1,497	9.5	1,845	8.9
20-24	1,498	9.5	1,774	8.5
25-34	2,324	14.7	3,171	15.3
35-44	2,324	14.7	2,873	13.8
45-54	1,163	7.4	1,956	9.4
55-64	978	6.2	1,197	5.8
65-74	977	6.2	996	4.8
75+	879	5.6	1,348	6.5
Totals	15,791	100	20,756	100

*1990 totals interpolated to match 2000 age breakdown.

Source: 1990 and 2000 U.S. Census

The 18 and under age group was approximately 29 percent of the population of Reedley in 2000. The 20 to 34 age group was 24 percent of the population in 2000. Together these age groups comprise 53 percent of the population. In the coming decade these age groups will be moving into the rental market and will be purchasing their first homes.

The 75 and over age group was 6.5 percent of the population in 2000, up almost one percentage point from 1990's 75 and over percentage of 5.6.

RACE/ETHNICITY CHARACTERISTICS

Table 3-5 shows the ethnic composition of Reedley's population. At present, 51.8 percent of the residents of Reedley are white. Hispanic or Latino (of any race) residents constitute the largest minority population, comprising 66.7 percent of the City population. The numbers and percentages in the table may add to more than the total population and 100 percent because individuals may report more than one race. The percentages of Whites decreased 7.7 percent from 1990 to 2000, whereas the Hispanic or Latino population increased 9.4 percent from 1990 to 2000.

Table 3-5
City of Reedley Race and Ethnicity
1990 & 2000

Race/Ethnicity	1990		2000	
	Number	Percent	Number	Percent
White	9,388	59.5	10,743	51.8
Black or African American	61	0.4	89	0.4
American Indian & Alaskan Native	118	0.7	251	1.2
Asian/Pacific Islander	958	6.1	921	4.5
Other	5,266	33.3	7,830	37.7
Hispanic or Latino (of any race)	9,196	58.2	14,028	67.6

Source: 1990 and 2000 U.S. Census

Note: The six numbers and percentages may add to more than the total population and 100 percent because individuals may report more than one race

The Black or African American resident percentage remained the same from 1990 to 2000 at 0.4 percent. The American Indian and Alaskan Native resident percentage increased from 0.7 percent to 1.2 percent from 1990 to 2000. The Asian and Pacific Islander resident population decreased from 6.1 percent of the population in 1990 to 4.5 percent in 2000.

Household Characteristics

HOUSEHOLD TYPE

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population.

Tables 3-6 and 3-7 show household characteristics for the City of Reedley and County of Fresno. The Average household size in Reedley increased from 3.35 in 1990 to 3.53 in 2000. The remaining household characteristics remained relatively unchanged from 1990 to 2000. The percentages for the number of Families, Married-Couple Families and Female Householder - No Husband Present all increased, whereas the Non-Family Households, Households Living Alone, and Householder 65 Years and Over decreased.

**Table 3-6
City of Reedley
Household Type Characteristics**

	1990		2000	
	Number	Percent	Number	Percent
Average Household Size	3.35	N/A	3.53	N/A
Family Households (Families)	3,671	79.5	4,643	80.6
Married-Couple Families	2,813	61.0	3,545	61.5
Female Householder, No Husband Present	549	11.9	746	12.9
Non-family Households	945	20.5	1,118	19.4
Householder Living Alone	760	16.5	911	15.8
Householder 65 Years and Over	419	9.1	488	8.5
Total Households	4,616	100	5,761	100

Source: 1990 and 2000 U.S. Census

**Table 3-7
Fresno County
Household Type Characteristics**

	1990		2000	
	Number	Percent	Number	Percent
Average Household Size	2.96	N/A	3.09	N/A
Family Households (Families)	161,781	73.2	186,736	73.8
Married-Couple Families	120,213	54.4	132,874	52.5
Female Householder, No Husband Present	30,796	14.0	38,569	15.2
Non-family Households	59,152	26.8	66,204	26.2
Householder Living Alone	46,286	21.0	52,100	20.6
Householder 65 Years and Over	18,263	8.3	19,805	7.8
Total Households	220,933	100	252,940	100

Source: 1990 and 2000 U.S. Census

HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

As shown in Table 3-6, average household size in Reedley was 3.35 persons per unit in 1990 and increased to 3.53 persons per unit in 2000. In comparison to Fresno County,

as shown in Table 3-7, 1990 average household size in Reedley is higher and increased even further in 2000. Fresno County's average household size increased from 2.96 to 3.09 from 1990 to 2000.

OVERCROWDING

Overcrowding reflects the inability of households to buy or rent housing that provides reasonable privacy for each member. The definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 1990 and 2000 Census. The 1990 Census found 951 of the total occupied housing units to be overcrowded in Reedley or 20 percent of the housing stock. Of these dwelling units, 333 (13 percent) were owner occupied and 618 (31 percent) were renter-occupied. The 2000 U.S. Census found 1,578 (27.3 percent) housing units of the total occupied housing units to be overcrowded in Reedley. This is a seven percentage point increase from 1990. The number and percent of owner-occupied and renter-occupied housing units with five persons or more in 1990 was 488 (18.3 percent) and 616 (31.3 percent) housing units respectively (reference Table 3-8 and Table 3-9).

**Table 3-8
City of Reedley
Occupancy by Persons Per Room, 1990 & 2000**

1990			Tenure by		Tenure by	
Persons Per Room	Total	Percent	Owner	Percent	Renter	Percent
1.00 or Less	3,665	79.4	2,318	87.4	1,347	68.5
1.01 to 1.50	430	9.3	168	6.3	262	13.3
1.51 or More	521	11.3	165	6.2	356	18.1
Total	4,616	100	2,651	100	1,965	100

2000			Tenure by		Tenure by	
Persons Per Room	Total	Percent	Owner	Percent	Renter	Percent
1.00 or Less	4,196	72.7	2,913	82.3	1,289	57.7
1.01 to 1.50	579	10.0	253	7.1	320	14.3
1.51 or More	999	17.3	374	10.6	625	28.0
Total	5,774	100	3,540	100.0	2,234	100.0

Source: 1990 and 2000 U.S. Census

Referencing Table 3-8, according to the 2000 U.S. Census, the percentage of overcrowded owner-occupied housing units in Reedley was 17.7 percent. This was a 5.2 percentage point increase from 1990. The percentage of overcrowded renter-occupied housing units in 2000 was 42.3 percent compared to 31.4 percent in 1990. This was a 10.9 percentage point increase in overcrowding from 1990 to 2000.

Table 3-9
City of Reedley
Tenure by Unit, 1990

Persons Per Unit	Owner Occupied	Percent	Renter Occupied	Percent
1 Person	393	14.8	374	19.0
2 Person	901	34.0	319	16.2
3 Person	413	15.6	320	16.3
4 Person	453	17.1	336	17.1
5 Person	189	7.1	250	12.7
6 Person	115	4.3	130	6.6
7 Person	184	6.9	236	12.0
Total	2,648	100	1,965	100

Source: 1990 U.S. Census of the Population

New residential construction in Reedley in the 1990's primarily focused on larger three and four-bedroom single-family homes. The supply of ownership units for larger households is adequate. However, because large overcrowded families tend to fall disproportionately in low income groups, and because their numbers are increasing, the housing need of these families is one of the most difficult to alleviate. Although some rent subsidies are available, the typical Reedley apartment is not large enough to accommodate larger families and it will be many years before most have sufficient incomes to purchase larger single-family homes in the private market.

INCOME

The major factor that constrains the ability of households to obtain adequate housing is income and the ability to pay for adequate housing. Median income of a community, in comparison with median income for the county as a whole, is one key indicator used to determine housing needs. Median income is a statistic that marks the halfway point in a community's income distribution. Fifty percent of all

households earn more than the median; fifty percent earn less. Table 3-10 shows Reedley's median household income for 1979, 1989 and 1999 in relation to median income for the County, California and United States. Reedley's median household income was higher than all other jurisdictions in 1979, and lower than all other jurisdictions in 1989 and 1999.

Table 3-10
Median Household Income
City of Reedley, Fresno County,
California and United States

Area	1980 (1979) Household Income	1990 (1989) Household Income	2000 (1999) Household Income	1990-2000 Percent Increase
Reedley	19,272	24,128	34,682	43.7
Fresno County	15,727	26,377	34,725	31.6
California	18,243	35,798	47,493	32.7
United States	16,533	30,056	41,994	39.7

Source: 1990 & 2000 U.S. Census

Median household income statistics do not reveal the income distribution around the median. Table 3-11 shows Reedley household, and family household income distribution for 1999. A total of 37.2 percent of the City's households earn less than \$25,000 per year, 32.8 percent of the family households, and of these 19.3 percent and 15.7 percent respectively earn less than \$15,000 annually. At the upper end of the spectrum, 14.0 percent of Reedley households and 16.0 percent of family households earn \$75,000 or more. Median family income, generally speaking, is higher than median household income.

Table 3-11
City of Reedley
Household and Family Household Income, 2000 (1999)

Income Range	Number of Households	Percent of Households	Number of Family Households	Percent of Family Households
Less than \$10,000	664	11.6	403	8.6
\$10,000 to \$14,999	444	7.7	330	7.1
\$15,000 to \$24,999	1,023	17.8	804	17.2
\$25,000 to \$34,999	757	13.2	646	13.8
\$35,000 to \$49,999	967	16.9	855	18.3
\$50,000 to \$74,999	1,075	18.7	894	19.1
\$75,000 to \$99,999	446	7.8	442	9.4
\$100,000 to \$149,999	285	5.0	251	5.4
\$150,000 to \$199,999	49	0.9	38	0.8
\$200,000 or More	24	0.4	16	0.3
Total	5,734	100	4,679	100

Source: 2000 U.S. Census

The Department of Housing and Urban Development and the State Department of Housing and Community Development have established four income classifications using the county median as a guideline for defining housing needs. In order to estimate and project need by income, the February 2002 Housing and Community Development Income limits for Fresno County will be used (as updated annually). The current 2002 Fresno County income limits are shown in Table 3-12. Incomes are specifically defined as follows:

Table 3-12
Income Levels for Fresno County

Fresno County		Income Level	Number of Persons in Family							
			1	2	3	4	5	6	7	8
		Very low income	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
Area Median:	\$40,300	Lower income	22,550	25,800	29,000	32,250	34,800	37,400	40,000	42,550
		Median income	28,200	32,250	36,250	40,300	43,500	46,750	49,950	53,200
		Moderate income	33,850	38,700	43,500	48,350	52,200	56,100	59,950	63,800

Source: Department of Housing and Community Development, Division of Housing Policy Development, 2002 Income Limits

HOUSING AFFORDABILITY AND OVERPAYMENT

State and Federal standards for housing overpayment are defined as an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and health care. It is recognized, however, that Moderate and Upper Income households are generally capable of paying a larger proportion of their income on housing. Overpayment in these income groups is generally thought to include many first-time homebuyers that may be capable of spending more than 30 percent of their annual income in order to attain home ownership. Therefore, estimates of housing overpayment generally focus on low-income groups.

The Fresno County Regional Housing Needs Allocation Plan, which quantifies lower income households paying more than 30 percent of their income for shelter on a city-by-city basis, has allocated 586 additional units (1,307 total) as Reedley's 2007 regional housing share for Low and Very Low Income Households. The distinction between renter and owner housing overpayment is important. Although homeowners may overextend themselves to afford to purchase a house, the owner is building equity and is likely to have fixed housing costs, or to have a relatively predictable increase in mortgage payments over time. In addition, the option to sell the home always remains.

A multiple listing search for all available dwelling units for sale in the City of Reedley was conducted on April 25, 2002 and found the average asking price of a single-family dwelling unit was \$168,374 with the median being \$149,950, compared to a 2000 U.S. Census median of \$104,200. Single family homes were offered for between \$100,000 and \$200,000. The median monthly mortgage in Reedley in 2000 was \$936 per month. Market rate single-family ownership housing in Reedley is affordable to persons earning \$28,500 and above.

The median gross rent in Reedley in 2000 was \$526 as identified by the U.S. Census. Nine apartment complexes were contacted in April 2002, and average rents were estimated. The average rent for a one bedroom unit in 2002 was \$393 and two bedroom unit was \$511. Most apartment

complexes in Reedley do not offer studio or three bedroom apartments. Median gross rent is usually lower than average rent. Table 3-13 shows average rent, rent by range and zoning for apartments in the City of Reedley in April 2003. The data indicates that market rate apartments can save all but the very low income properties.

Table 3-13
City of Reedley
Average Rent & Rent by Range

Unit Type	Average Rent	Rent by Range	Minimum Income for Affordability	Zone
1-Bedroom Apt.	\$393	\$360-\$425	\$14,400-\$17,000	R-M-2, R-M-3
2-Bedroom Apt.	\$511	\$400-\$605	\$16,000-\$24,000	R-M-2, R-M-3
3-Bedroom Apt.	\$450*	—	—	—

Source: City of Reedley apartment managers

*Riverland Apartments, qualify with income limit.

According to the 2000 U.S. Census, in 2000, it was determined that 27 percent of owner-occupied households were spending more than 30 percent of their monthly income on housing. The percentage of renters spending 30 percent or more of their monthly income on housing was 42.3 percent. In 1990, the percent of owner-occupied households spending more than 30 percent of their income on housing was 16 percent. The percent of renters spending more than 30 percent of their income on housing in 1990 was 45.5 percent. The percentage of renters spending more than 30 percent of their income on housing decreased from 1990 to 2000, whereas, the percentage of owner-occupied households spending more than 30 percent of their income on housing increased from 1990 to 2000.

SPECIAL NEEDS GROUPS

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These "special needs" households include the elderly, handicapped persons, large families, female heads of household, farm workers, and homeless individuals. The number of special needs households and/or persons in Reedley is summarized in the following sections and tables. Chapter 6 will identify the goals, objectives and policies related to special needs groups and chapter 7 will quantify this need and establish a five-year implementation plan.

Elderly

The special needs of many elderly households often result from lower fixed incomes, physical disabilities, and dependence needs. As Table 3-14 shows, an estimated 1,457 households (25.3 percent) with elderly (65 years and over) occupants resided in Reedley in the year 2000. Reedley's elderly population is slightly higher than Fresno County (22.3 percent); and, California (22.3 percent). The 65 years and over age group in Reedley decreased from 26.0 percent of the population in 1990 to 25.3 percent of the population in 2000. Escalating housing costs particularly in the rental market, can severely impact housing affordability for the elderly, who are usually on fixed incomes. Housing needs of the elderly can be addressed through congregate housing, rental subsidies, housing rehabilitation assistance, mortgage assistance programs, repair programs, and other types of homeowner assistance for seniors.

Table 3-14
Households With Elderly Occupants, 2000

Area	Age 65+ Households	Age 65+ Percent
Reedley	1,457	25.3
Fresno County	56,331	22.3
California	2,570,170	22.3

Source: 2000 U.S. Census

Referencing Table 3-15, in 2000 there were approximately 965 owner-occupied elderly householders (27.4 percent) age 65 or older within the City of Reedley and 306 (13.7 percent) renter-occupied householders. Reedley has a higher percentage of owner-occupied and renter-occupied age 65 and older householders than Fresno County.

Table 3-15
Elderly Households by Owner & Renter, 2000

Area	Owner-Occupied		Renter-Occupied	
	Percent of		Percent of	
	Householders	Householders	Householders	Householders
Area	Age 65+	Age 65+	Age 65+	Age 65+
Reedley	965	27.4	306	13.7
Fresno County	36,197	25.3	12,274	11.1

Source: 2000 U.S. Census

Although the actual percentage of elderly declined from 1990 to 2000, the number increased. Because of the high percentage of elderly in the City, the City shall continue resident programs that assist elderly persons.

Disabled Population

U.S. Census data for 1990 indicated that approximately 4.9 percent of the total population of Reedley had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. U.S. Census data for 2000 indicates there were 2,779 (25.9 percent) persons with a disability between the ages of 21 to 64 in Reedley. The percent of those employed in 2000 was 52.8 percent. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

The percentage of five to 20 year olds in Reedley in 2000 with a disability was 9.6 percent, and the percent age of the population 65 years and over with a disability was 47.7 percent.

The California State Independent Living Council (SILC) conducted a study in 1999 on the impact of housing availability, accessibility, and affordability on people with disabilities. According to the study, "More than any other population group, people with disabilities are more likely to experience acute housing problems: problems of stigma and discrimination, affordability, and access to safe and decent housing."

Housing opportunities for the handicapped can be maximized through the provision of affordable, barrier-free housing. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc. It is important that the city be aware of the changing size of its handicapped population, their status as heads of households, and their income level.

Large Households

Large households are defined as households with five or more persons. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units, and sometimes two or more persons per room. Large families may also have difficulty finding

rental units that qualify for the Section 8 Housing Assistance Program, because larger units often exceed maximum rent limits, and there are fewer large units to choose from. The majority of apartments for rent are either one-bedroom or two-bedroom units. In addition, some landlords are reluctant to rent to large families. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably priced larger units.

Of the available dwelling units for sale in the City of Reedley in April 2002, approximately 38 percent had four or more bedrooms. All these four-bedroom units but one were above the 2000 median housing price of \$104,200.

Table 3-16 provides 1990 and 2000 information on the number and percentage of large family households in Reedley and Fresno County. In 1990, there were 1,082 large households in Reedley or 23.4 percent of all households and by 2000 that percentage had increased to 27.5. Fresno County had 17.4 percent large households in 1990 and 19.7 percent in 2000.

Table 3-16
Large Households, 1990-2000

Area	1990		2000	
	Number of Large Households	% of All Households	Number of Large Households	% of All Households
Reedley	1,082	23.4	1,586	27.5
Fresno County	38,398	17.4	49,854	19.7

Large families are defined as those containing five or more persons. Analysis of changes in the number of large families is essential because of their distinctive demand on local housing resources.

Table 3-17 provides 1990 and 2000 comparative information on the number and percentage of large families in the City of Reedley and Fresno County. The percentage of large families in 2000 increased 4.3 percentage points from 1990 to total 33.3 percent of all families. The percentage of large families in 2000 in Fresno County was 6.9 percentage points less than Reedley in 2000. Both

jurisdictions increased their large families percentage from 1990 to 2000 by approximately four percent.

Table 3-17
Large Families Within Reedley
& Fresno County, 1990 & 2000

Area	1990		2000	
	Number of Large Families	% of Total Families	Number of Large Families	% of Total Families
Reedley	1,065	29.0	1,544	33.3
Fresno County	36,852	22.8	49,219	26.4

Source: 1990 and 2000 U.S. Census

Female-Heads of Household

Households headed by women tend to have lower incomes, thus limiting housing availability for this growing group. According to the 2000 Census (reference Table 3-18), 12.9 percent of Reedley households were female heads of household, and 7.8 percent of the total had children under 18 years of age. Fresno County had lower percentages for both female-heads of household, no husband present (15.2 percent) and female-heads of household with own children under 18 (9.6 percent).

Table 3-18
Female Heads of Household, 2000

Area	Female-Headed			Female-Headed Households With	
	Total Households	Households No Husband Present	% of All Households	Own Children Under 18	% of All Households
Reedley	5,761	746	12.9	452	7.8
Fresno County	252,940	38,569	15.2	24,351	9.6

Source: 2000 U.S. Census

While there is no definitive data regarding the housing tenure of this group, it can be assumed that income and expenditures of households in this special needs group preclude the option of home ownership for most of these households. Providing housing opportunities and assistance for female-heads of household relates both to affordability and services related to the care of children, such as daycare, schools and recreational facilities.

Farm Workers

The number of migrant and seasonal farmworkers in the City of Reedley and County of Fresno is difficult to count and track. Unfortunately, there is a serious deficiency of data about the farmworker population including that this population is generally undercounted by the U.S. Census. The 1990 U.S. Census indicated that there were 1,666 persons (27 percent) 16 years and over in Reedley employed in the "Agriculture, Forestry, and Fisheries" industry. In 2000, the U.S. Census indicated that there were 1,284 (18.5 percent of the total) persons 16 years and over employed in the "agriculture, forestry, fishing and hunting, and mining" industry. This includes persons employed in agriculture related industries.

Other characteristics of migrant and seasonal farmworkers also make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities, relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population.

While current information of farm workers is limited, data from the census, including the March 1997 Current Population Survey, reveals that approximately 55 percent of the state's agricultural workers were employed in the San Joaquin Valley, which includes Fresno County, in 1996. The Migrant Health Program periodically seeks to obtain updated information about migrant and seasonal farmworkers, including where they are working and living and what crops are being harvested, in order to more appropriately target limited resources to areas of greatest migrant and seasonal farmworker need. The Migrant and Seasonal Farmworker Enumeration Profiles Final Study for California dated September, 2000, indicates that in Fresno County there are an estimated 113,741 migrant and seasonal farmworkers. Of this number, 52,662 are migrant farmworkers and 61,079 are seasonal farmworkers. The Study further estimates there are 19,353 non-farmworkers in migrant households and 69,309 non-farmworkers in seasonal households, for a total figure of 202,404 migrant and seasonal farmworkers and non-farmworkers in Fresno

County. Farmworkers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau. Farmworkers have the lowest educational attainment and are second from the lowest, after the private housekeeper occupation, in home ownership. Farmworkers have one of the lowest rates of health insurance coverage and are overwhelmingly non-citizens (including legal residents, workers with a permit, or undocumented).

Two main factors are behind the worsening housing shortage for farm workers: there are more farmworkers - and many farmers have ceased to provide housing. A shrinking supply with an increasing demand has led to higher prices in rural areas, resulting in housing costs that are high relative to farmworker income. This has led to significant overpaying for housing and overcrowding of housing. The farm workforce is changing to include more solo male and unauthorized migrants. Most aim to maximize their savings and are unable or unwilling to pay prevailing rents for temporary housing. Since most farmers do not provide housing, and many publicly owned or managed facilities are restricted to families, the newest and neediest workers usually seek housing in regular rental markets, where several share a housing unit, and some sleep in cars and other unconventional places. Furthermore, about 600,000 unauthorized Mexican men were legalized in 1987-1988. During the 1990s, many brought their families to the U.S. and many found non-farm jobs. Finding housing for these often large families from rural Mexico is difficult. The families are often larger than average and rent housing, but affordable rental units tend to be smaller than average.

The amount of farmworker housing registered with the state has declined dramatically in the last two decades. In 1955, growers registered more than 9,000 facilities to house migrant and seasonal workers. By 1982, only 1,414 employer-owned camps were registered. In 1994, only 900 camps were registered, with a capacity of 21,310 workers. In 1998, according to the Department of Housing and Community Development, there were only 500 farm labor camps registered. Not surprisingly, a 1995 study by the University of California at Davis estimated that 250,000 farm workers and their family members had inadequate housing, including 90,000 migrant workers and over 160,000 non-migrant seasonal farmworkers. The housing shortage was so severe that many workers were found

packed ten or 12 into trailers and sleeping in garages, tool sheds, caves, fields and parking lots. Consequently, the major farmworker housing policy issue has shifted from regulating employer-provided housing to direct provision and/or management of farmworker housing.

- A majority of migrant farmworkers who do not live in government-sponsored labor camps live in seriously substandard conditions.
- Substandard housing conditions exist in areas with significant seasonal agricultural production.
- Housing conditions are a major problem for both single migrant workers and migrant families.
- Poor housing hurts migrant children's health, education, and general welfare.
- Local officials vary in their support for housing migrant families.

Employment on California farms has been increasing, as noted above, and shifting from farmers hiring workers themselves to having farm services firms such as farm labor contractors bring workers to farms. If current trends continue, half of the hired worker employment will be by farm services firms by 2005. This suggests that farm services firms, not just farm operators, should be involved in farm worker housing programs.

One indicator of housing cost and affordability is the 40th percentile rent for an area. For example, the HUD Fair Market Rent for the Section 8 Housing Assistance Payments Program of \$517 a month in Fresno County in 2000 means that 40 percent "of standard quality rental housing units" in Fresno County rent for less than \$524 a month, and 60 percent rent for more than \$524 a month. A farmworker family in Fresno County would have to earn \$1,723 a month to spend 30 percent of earnings on housing and afford the Fair Market Rent. However, median family income for farm worker households is \$800 to \$1,200 a month.

The Housing Authorities of the City of Reedley and County of Fresno manage 130 housing units for migrant

farmworkers in Parlier. The complex is owned by the State of California, Office of Migrant Services. In addition, the Housing Authority owns and manages a 64-unit migrant housing complex in Firebaugh. Both complexes are occupied six months out of the year, from April through October. Migrant farmworker families who want to rent a unit in Firebaugh or Parlier must demonstrate that at least half of their earned income is farm related, they must show evidence of a permanent residence at least 50 miles from the work site, and they must be legal residents of the United States. The cost of managing and maintaining both complexes is subsidized by the State of California, Office of Migrant Services.

HCD administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers. In Reedley, farmworker housing is not subject to any special development requirements and is allowed in all residential zones.

Homeless

Throughout the county, homelessness has become an increasing concern. General factors contributing to the rise in homelessness include the lack of affordable housing to low and very low income persons, increases in the number of persons whose income fall below the poverty level, reductions in public subsidies to the poor, and the deinstitutionalization of the mentally ill.

The 1990 Census did not document any homeless persons in the City of Reedley and 2000 U.S. Census data is not available yet for this category.

Various organizations that provide emergency shelter and transitional housing include the Salvation Army, Street Light, Love, Inc., Kings Canyon Unified School District (KCUSD) Social Workers and the City of Reedley Police Department Community Services Officer. While most of the relief efforts focus on the needy, 35 families or

individuals in 2001 found themselves evicted or about to be evicted from residences in the community. Street Light Ministries provides food to approximately 10-15 people per week, and they are not always the same people. Street Light Ministries works with Love Inc. and the Salvation Army providing services to the homeless. Homeless persons looking for shelter are referred to the Fresno Rescue Mission or Open Gate in Dinuba.

Existing needs of homeless persons include emergency or transitional shelter, and access to substance abuse programs. Establishment of group homes may assist the City in meeting these transitional needs.

Housing for emergency shelters and transitional housing are allowed in both the R (One-Family Residential Districts) and RM (Multi-Family Residential Districts) zones serving six or fewer persons. For facilities serving more than six people a permit for conditional use is required.

According to information provided by all of the above organizations, these types of problems have generally been a result of drug and alcohol abuse and poor planning habits/irresponsibility. Events leading to the eviction patterns are evaluated by all agencies, and once the cause of these problems are determined, housing/budgeting assistance may be given or vouchers may be provided for temporary housing for a day or two until longer term arrangements can be made at either Open Gate Ministries in Dinuba or Selma Rescue Mission, unless relatives are available to provide assistance.

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 2000 Census classified 6,941 civilian and non-civilian persons in the Reedley labor force.

Fresno County is the second leading agricultural county in the United States, producing a wide variety of crops. In 2001, the total crop production value of Fresno County agricultural commodities was \$3.2 billion.

Table 3-19 shows 2000 employment by industry for the City of Reedley and Fresno County. In Reedley, the "educational, health, and special services" and "agriculture,

forestry, fishing and hunting, and mining" industries employed the most people with 21.7 percent and 18.5 percent respectively. Fresno County's top two industries by employment were "educational, health and social services" (22.8 percent) and "retail trade" (11.2 percent). In 1990, Reedley's top two industries were "agriculture, forestry, and fisheries" (21.7 percent) and "retail trade" (18.5 percent).

Table 3-19
2000 Employment by Industry
City of Reedley & Fresno County

Industry	City of Reedley		Fresno County	
	Number	Percent	Number	Percent
Employed persons 16 years and Over	6,941	100	301,306	100
Agriculture, forestry, fishing and hunting, and mining	1,284	18.5	25,207	8.4
Construction	273	3.9	17,054	5.7
Manufacturing	780	11.2	24,998	8.3
Wholesale trade	553	8.0	15,154	5.0
Retail trade	648	9.3	33,771	11.2
Transportation and warehousing, and utilities	211	3.0	13,706	4.5
Information	124	1.8	6,450	2.1
Finance, insurance, real estate, and rental and leasing	244	3.5	16,626	5.5
Professional, scientific, management, administrative, and waste management	330	4.8	22,016	7.3
Educational, health, and social services	1,504	21.7	68,710	22.8
Arts, entertainment, recreation, accommodation and food services	375	5.4	21,786	7.2
Other services (except public administration)	285	4.1	15,317	5.1
Public Administration	330	4.8	20,511	6.8

Source: 2000 U.S. Census

Housing Unit Characteristics

HOUSING UNITS

A review of Census data summarized in Table 3-20 indicates that Reedley's total housing stock expanded by 1,209 units during the 1990-2000 period as compared to 1,196 units during the 1980-1990 period. This is an annual average of 110 dwelling units (3.5 percent) during the 1990-2000 ten year period as compared to an annual average of 109 dwelling units (3.4 percent) during the previous ten year period. From 1990 to 2000, the total

number of housing units in Reedley increased 25.4 percent compared to 14.9 percent for Fresno County, and 9.0 percent for California. From 1980 to 1990, the total number of housing units in Reedley increased 33.5 percent compared to 23.0 percent for Fresno County and 21.5 percent for California. The City of Reedley is clearly outpacing both the State and County in new housing units for the past 20 years.

Table 3-20
Total Housing Units, 1990-2000

Jurisdiction	1980	1990	% Change From 1980	2000	% Change From 1990
	Housing Units	Housing Units		Housing Units	
Reedley	3,567	4,763	33.5	5,972	25.4
Fresno County	191,520	235,563	23.0	270,767	14.9
California	9,223,120	11,206,393	21.5	12,214,549	9.0

Source: 1980, 1990 and 2000 U.S. Census

OCCUPIED HOUSING UNITS

Table 3-21 identifies total occupied housing units, and owner and renter occupied housing units for Reedley and Fresno County. Occupied housing units in Reedley increased 24.8 percent from 4,616 in 1990 to 5,761 in 2000. Fresno County's total occupied housing units increased 14.5 percent from 1990 to 2000 to total 252,940 occupied housing units.

Table 3-21
Occupied Housing Units by Jurisdiction, 2000

Jurisdiction	Total Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units
Reedley	5,761	3,527	2,234
Fresno County	252,940	142,795	110,145

Source: 2000 U.S. Census

The percentage of owner-occupied housing units in Reedley in 2000 was 61.2 percent, and the percentage of renter-occupied housing units was 38.8 percent. In 1990, the percentage of owner-occupied and renter-occupied housing units in the City of Reedley was 57.4 percent and 42.6 percent respectively. This indicates that approximately four percent more of the residents of Reedley own homes in 2000 than in 1990.

SINGLE/MULTIPLE FAMILY HOUSING UNITS

Referencing Table 3-22, the percentage of single-family housing units increased in Reedley between 1990 and 2000 from 66.0 percent to 72.8 percent, while the percentage of multiple family housing units decreased from 29.2 percent to 24.0 percent. The percentage of mobile homes decreased from 4.8 percent to 3.2 percent during the same time period. The majority of units built in the last few years and those proposed are single-family housing units. Because land is abundant and very inexpensive by State standards, single-family dwelling units are the preferred dwelling unit type and this is reflected in demand.

Table 3-22
City of Reedley
Total Housing Units by Type, 1980-2000

Units in Structure	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Single Family Dwelling	2,834	79.5	3,145	66.0	4,360	72.8
Multi-Family Dwelling	733	20.5	1,392	29.2	1,432	24.0
Mobile Homes, Trailer, Other	0	0	226	4.8	191	3.2
Total	3,567	100	4,763	100	5,983	100

Source: U.S. Bureau of the Census 1980, State DOF, City/County Population and Housing Estimates, 1991-2000, with 1990 Census Counts

The housing stock in Reedley is typical of many communities in Central and Southern California. The vast majority of housing units in the City were built after World War II. Approximately 73 percent of all the housing units in the City were built after 1960 (reference Table 3-23). The decade 1970 to 1979 experienced the most new construction at 1,246 units.

Table 3-23
City of Reedley
Age of Housing Stock

Year Structure Built	Number	Percent
1990 to March 2000	1,218	20.3
1980 to 1989	1,062	17.8
1970 to 1979	1,246	20.8
1960 to 1969	853	14.3
1940 to 1959	1,077	18
1939 or Earlier	527	8.8
Total	5,983	

Source: 1990 and 2000 U.S. Census

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The State uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a significant shortage of housing units.

In 2000, Reedley's total vacancy rate was 3.5 percent (211 units) (reference Table 3-24) compared to 3.1 percent in 1990. Of the total vacant units in 2000, 74 were for rent, 43 for sale, 15 were rented or sold but not yet occupied, 25 were for seasonal, recreational, or occasional use and 53 were classified as other vacant.

Table 3-24
Number of Housing Units, Occupied and Vacant
City of Reedley, 1990-2000

	1990		2000	
	Percent		Percent	
	Units	of Total	Units	of Total
Total Housing Units	4,763	100	5,972	100
Occupied Housing Units	4,616	96.9	5,761	96.5
Total Vacant Units	147	3.1	211	3.5
For Rent	50	1.0	74	1.2
For Sale	34	0.7	43	0.7
Rented or Sold Not Occupied	23	0.5	15	0.3
For Seasonal, Recreational, of Occasional Use	8	0.2	25	0.4
For Migrant Workers	1	0.0	1	0.0
Other Vacant	31	0.7	53	0.9

Source: U.S. Census of the Population, 1990 and 2000 U.S. Census

EXISTING HOUSING CONDITIONS

This section of the Housing Element provides a description of existing housing conditions within the City of Reedley, based on the recently completed 2002 Housing Quality Survey. The Survey was conducted within the City limits of Reedley.

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions, left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Survey Criteria

A survey was conducted to determine the overall condition of housing units in the City of Reedley. The survey methodology was conducted in accordance with HCD protocols. Each house in the sample survey was rated in accordance with State Housing and Community Development (HCD) criteria. A point system was used to rate condition of foundations, siding, windows, roofing, and electrical. Results were tabulated and mapped for the City (reference Table 3-25).

**Table 3-25
Reedley Housing Condition Inventory**

		Single	Multiple		Percent
	Condition	Family	Family	Total	of Total
Excellent	Standard	645	111	756	12.9
Good	Standard	871	506	1,377	23.4
Fair	Moderate Rehabilitation	769	460	1,229	20.9
Poor	Substantial Rehabilitation	1,844	490	2,334	39.7
Very Poor	Dilapidated	6	0	6	0.1
Vacant		143	32	175	3.0
Total		4,278	1,599	5,877	100%

Source: City of Reedley, 2002 Housing Quality Survey

Substandard Housing - Amount

Results of the survey showed that approximately 60 percent of single- and multi-family housing need some type of repair. Of the 5,877 housing units surveyed, 1,850 single-family units and 490 multi-family units rated "substantial rehabilitation" or "dilapidated." The total number of units, both single- and multi-family, that rated "substantial rehabilitation" and "dilapidated" was 2,340 or 39.8 percent of the total. Only six single-family units were rated poor or dilapidated.

Substandard Housing - Location

The survey included rating of the acceptable number of housing units depicted by HCD for an adequate sampling. In general the major share of housing in need of repair is located within the original central town site and the eastern portion of the City. Parts of the eastern portion of Reedley were developed prior to annexation to the City.

**RESIDENTIAL BUILDING
PERMITS**

This section presents information on residential building permit activity for the local housing market area. It can be used to identify and analyze market trends and to project future building activity. During the period between 1981 and 2001, the City of Reedley experienced new construction of 2,256 housing units and demolition of 97 units, resulting in a net gain of 2,159 units in the housing stock, or an average of 108 units per year (reference Table 3-26). Single-family housing activities comprised sixty percent of all housing construction, while multiple family housing activities accounted for forty percent of all housing construction. The years 1983 through 1987 saw the highest

number of new multi-family units constructed, and the 1990's consistently had more than 100 total building permits issued per year. The years 1999 through 2001 saw the fewest number of residential building permits issued. Demolitions averaged approximately five units per year.

Table 3-26
City of Reedley
Residential Dwellings, 1981-2001

Year	Single-Family	Multi-Family	Total Dwelling	Demolitions
1981	18	33	51	5
1982	9	1	10	5
1983	30	121	151	3
1984	28	166	194	3
1985	63	66	129	5
1986	58	2	60	6
1987	61	219	280	6
1988	30	2	32	12
1989	59	52	111	5
1990	103	17	120	10
1991	151	62	213	4
1992	74	38	112	11
1993	112	0	112	1
1994	112	38	150	0
1995	106	1	107	2
1996	88	32	120	5
1997	96	16	112	3
1998	93	8	101	3
1999	33	16	49	2
2000	25	8	33	1
2001	9	0	9	5
Totals	1,358	898	2,256	97

Source: City of Reedley, Community Development Department, Building Division

ALTERNATIVES TO TRADITIONAL SINGLE-FAMILY HOUSING

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of segments of the population. Until the late 1970s, high-valued, single-family housing had been in demand across the county as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980s. The interplay of these factors led to a search for alternatives to traditional single-family housing.

Condominiums are one of these alternatives; mobile homes and manufactured housing are another.

Condominiums

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for singles, empty nesters, retired persons, and urban professionals. Condominiums and planned unit developments afford more efficient uses of land and open space, often provide lifestyle amenities, and are generally higher density than single-family dwelling units.

Census 2000 data for condominiums is not available until mid-to-late 2002. However, in 1990, there were 147 condominium units in the City of Reedley; of that, 147, 105 were renter-occupied, 16 were owner-occupied with a mortgage, and 26 were owner-occupied and not mortgaged. The percentage of occupied housing units in 1990 that were condominiums was 3.2 percent. This is roughly the same as Fresno County's 3.0 percent of condominiums in 1990.

Condominiums and planned unit developments are especially attractive when land costs are high, so that a greater number of dwellings can be provided per acre. However, land costs are inexpensive by State and Fresno County standards, and it is not anticipated that prices will increase significantly during the planning period.

Mobile Homes

Mobile homes are a less expensive housing alternative than conventional homes. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Mobile homes are not inspected by city building officials. Mobile homes and manufactured homes are allowed in single-family residential zones provided they meet building code and zoning standards.

Buyers of mobile homes include not only the elderly, but also working families and individuals who have been priced out of the traditional housing market.

Manufactured Housing

Manufactured and factory-built homes are yet another option for less expensive housing than traditional single-family home construction. Manufactured homes are constructed to comply with national building codes and standards. All manufactured homes built since 1976, must conform to the National Manufactured Home Construction

and Safety Standards, a national uniform building code commonly called the "HUD Code." This code is administered by the U.S. Department of Housing and Urban Development.

The HUD Code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4) that allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, covenants, conditions and restrictions adopted on or after January 1, 1998, cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood (California Civil Code Section 714.5.).

The cost of the average new manufactured home sold during 2001 was \$52,900 without land. The price range of new manufactured homes sold during 2000 was \$18,295 to \$199,500. During 2000, construction costs per square foot for a new manufactured home averaged \$42.39 compared to \$56.29 per square foot for a comparable site-built home.

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

Manufactured homes are available with stucco or wood siding; roofs of tile or composition shingles, and dramatic windows. Architectural styling includes traditional ranch, cape cod, southwest and Mediterranean etc. Exteriors can be designed to be compatible with any local neighborhood. Attached garages or carports are available for most homes. A limited number of two-story models are even available.

FINANCING COSTS

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1981 through 2001 can be found in Table 3-27.

Table 3-27
Effective Rate on Conventional Home
Mortgage Loans, Annual Averages
1981-2001

Year	Annual Average
1980	13.74
1981	16.63
1982	16.04
1983	13.24
1984	13.88
1985	12.43
1986	10.19
1987	10.21
1988	10.34
1989	10.32
1990	10.13
1991	9.25
1992	8.39
1993	7.31
1994	8.38
1995	7.93
1996	7.81
1997	7.6
1998	6.94
1999	7.44
2000	8.05
2001	6.97

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

As of January, 1990, the median income household making \$2,400 per month could theoretically afford a monthly housing payment of \$800 at the three-to-one income-to-payment ratio, an amount exceeding the \$566 payment required for the purchase of a median priced home valued at \$74,100 (1990 median sales price for existing homes in Reedley) and financed at 9.0 percent interest with a five percent down payment. When interest rates are raised to 10.0 percent, the monthly housing payment would increase to \$618. In 1990, interest rates began declining to an

average of 10.0 percent. By June 1991, local lenders were offering interest rates averaging as low as 9.5 percent on a 30-year mortgage. In September and October 1991, eight to eight and one-half percent interest rates were available from local lenders. The annual average interest rate has been below 9.25 since 1991. 1998 saw an annual average of 6.94 with 1999 increasing to 7.44, and 2000 to 8.05. In 2001, the annual average interest rate for a 30-year fixed loan was 6.97 percent. The National Association of Homebuilders forecast a fixed-rate of 6.9 percent for 2002, and 7.8 percent for 2003.

Mortgage Lending Trends in California

Currently the mortgage lending market is enjoying a boom in refinancing, the biggest since 1998, which encourages some to predict that lower housing costs will free up consumer dollars for other uses, including remodeling.

Some economists believe that lowered consumer confidence will cause some buyers to shy away from purchasing a home, while others believe that the low interest rates promised by the shaky economy will prove to be too irresistible not to buy. The Federal Reserve cut interest rates more than ten times in 2001, in an attempt to help the economy bounce back from a recession.

As of 2001, the national annual average first-year interest rate on adjustable rate mortgages or ARMs, stood at 5.82 percent. That was approximately 20 percent below the annual average rate of 6.97 percent on a 30-year fixed-rate loan. The ARM has an advantage over the fixed rate: it could stay below the lifetime cap. But the hope of saving money with an ARM often does not compensate for the risk of defaulting, should interest rates rise. The guiding principle in using ARMs prudently is to ensure that borrowers can afford the worst-case interest rate or cap.

Loans for Existing Homes, Reedley Trends

A variety of loan programs and lower mortgage rates were used in the Reedley area during the previous Housing Element. Conventional and FHA financing took big leaps forward, indicating a drop in interest rates. The following example was given of a typical conventional single-family loan as of April 2002.

Typical Loan

Loan Amount

Down Payment

Average Interest Rate

Average Loan Fees

- \$100,000 to \$125,000
- Ten percent or more/10,000 on a 100,000 loan.
- Seven percent fixed.
- One and a half percent plus one point. Loan fees and points are typically paid by the buyer.

CHAPTER FOUR
LAND FOR HOUSING

CHAPTER FOUR - LAND FOR HOUSING

Residential Land Resources

In order to properly plan for future housing needs, undeveloped lands available for housing within existing urban boundaries and within projected growth areas must be inventoried. County policies encourage development to take place within incorporated cities.

Available Land Inventory

Table 4-1 lists properties designated for residential use in the 2012 General Plan Update. These properties include vacant lands presently within the City of Reedley that are adjacent to or within reasonable distance from public sewer, water, and street systems, and unincorporated lands on the City fringe that are presently zoned for limited agriculture but designated in the Land Use Element for urban development. These areas will be zoned to an urban residential classification upon annexation to the City. It is important to note that present City/County policy encourages urban development to take place within cities where urban facilities and services are available. The County's Urban Referral Policy requires that all development requests on the City's fringe be referred to the City for annexation.

Table 4-1 lists acreage of residential land by land use classifications as designated in the City of Reedley 1993-2012 General Plan Update. Table 4-1 indicates an estimated residential holding capacity (undeveloped residential land) of 4,733 dwelling units on 845.57 acres of land within the Reedley SOI area. This total comprises a capacity of 1,113 single-family dwelling units and 1,620 multi-family residential units. An 84-acre annexation was completed in June 2002 that includes 69.5 acres of R-1-6 single-family residential and 2.5 acres of RM-2 SP multi-family. These recent annexations are reflected in Table 4-1. Additionally, a 15-acre low-density residential application and annexation has been tentatively approved and will receive final approval in August or September 2003. Of the available land listed in Table 4-1, more than 143 acres comprising 786 dwelling units is within the City limits and 845 acres of land comprising 4,733 dwelling units is within the Reedley unincorporated area. This was estimated by taking the average dwelling units per acre per zone multiplied by the vacant acres within each zone to total 4,733. Realistic development capacity of the sites is determined by the allowable density as determined by the

General Plan. No significant obstacles or constraints are identified which would preclude residential development from providing the density allowed under the current General Plan designation. Figure 4-1 depicts land which is eligible for annexation during the planning period. To meet the regional housing allocation needs, an additional 521 dwelling units will need to be provided beyond the expected development capacity shown in Table 4-1. Therefore, approximately 11% of the land within the SOI and Specific Plan Area must be annexed or densities must be increased in the existing portion of the City. Annexation procedures are described in great detail in Chapter 5.

Based on the affordability analysis conducted in Chapter 3, single-family categories are appropriate to serve moderate and above-moderate income groups, method subsidies are incentive; the multi-family zones are adequate to serve low income families without subsidy. The multi-family sites are also appropriate to very low income families, but some direct assistance or incentives may be necessary to achieve affordability. Table 4-1 shows that the City has planned an adequate amount of single-family and multi-family land to meet it's needs, however, the primary constraint of annexation and current LAFCo policies remains.

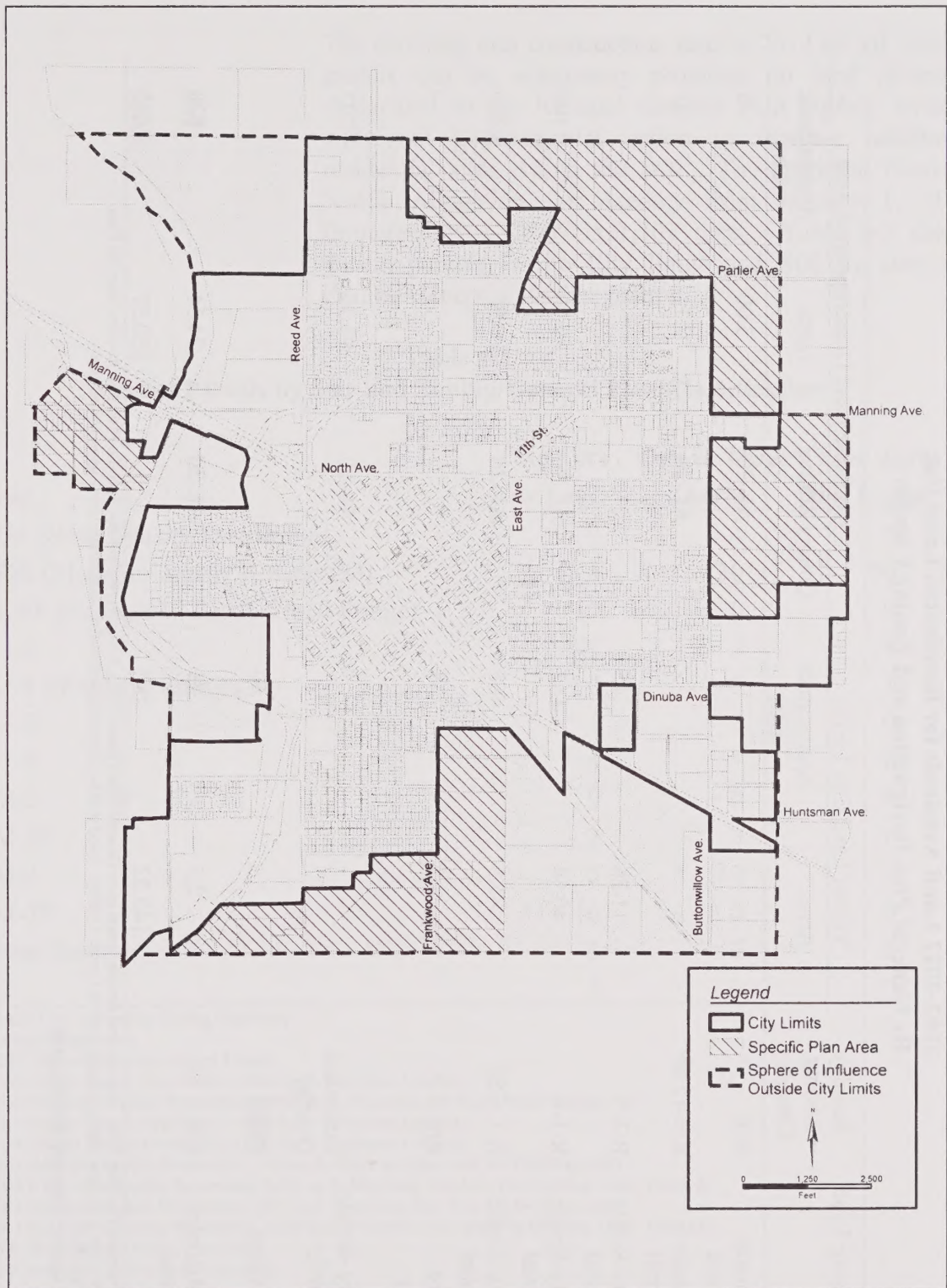


Table 4-1
2002-2012 Land Available for Residential Land Use
By General Plan Designation and Zoning Category

Permitted Housing Type	Reedley Zoning Category	Vacant Land City Limits		Available Land Unincorporated Area		
		Acres	Approximate Units ₁	County Zoning	Acres	Approximate Units
Low Density Single-Family Residential	R-E	-	-	AL-20	5.00	5
Low Density Single-Family Residential	R-1-12 SP	-	-	AL-20	7.11	21
Medium Density-Single Family Residential	R-1-9	11.26	45	-	-	-
Medium Density-Single Family Residential	R-1-6	40.56	162	AL-20	49.70	198
Medium Density-Single Family Residential	R-1-6 SP	84.5	465	AL-20	700.95	3,856
Medium Density-Multiple Family Residential	RM-3 P	4.5	36	-	-	-
Medium Density -Single & Multiple Family Residential	Boulevard Overlay	-	-	AL-20	93.30	793
Rail Corridor Master Plan	RM-2	--	50			
High Density Multiple-Family Residential	RM-2 SP	2.5	28	AL-20	74.51	820
TOTAL		143.32	786		830.57	5,693

Sources: Reedley Planning Division 2002. Acreage and density based upon General Plan Update 2012; Kings River Corridor Specific Plan; and Reedley Specific Plan.
The AL-20 Zone is an agricultural holding zone in Fresno County. Land will be converted to Reedley residential zoning upon annexation.
SP = Specific Plan
₁ Average number of dwelling units expected.

The dwelling unit construction need to 2012 for all income groups can be adequately provided on land presently designated in the Reedley General Plan Update without additional governmental action to increase additional residential sites within the SOI. The Regional Housing Needs Allocation for Reedley from January 1, 2000 through July 1, 2007 is 1,307 units. Table 4-2 shows vacant parcels in the City limits and SOI by size and Zoning/General Plan designation.

Table 4-2
Vacant Parcels by Size and Zoning/General Plan Classification

Zone	One Acre or Less	One to Three Acres	Three Acres and Larger
HDR (High Density Residential)	0	4	5
MDR (Medium Density Residential)	6	30	50
RE-FF (Residential Estate-Flood Fringe)	11	0	0
R-1-6	97	2	4
R-1-6 FF (Flood Fringe)	0	0	1
R-1-7	1	0	0
R-1-9	4	1	0
RM-2	9	0	0
RM-2P	2	0	0
RM-3	5	0	0
RM-3P	16	0	0
Urban Reserve	0	0	2
CC	3	0	0

Source: City of Reedley Zoning Ordinance

Zoning Designations

RE-FF (Residential Estate-Flood Fringe)

R-1-6 (Single-Family Residential, 6,000 Sq.Ft. Minimum Lot Size)

R-1-6 FF (Single-Family Residential, 6,000 Sq.Ft. Minimum Lot Size - Flood Fringe)

R-1-7 (Single-Family Residential, 7,000 Sq.Ft. Minimum Lot Size)

R-1-9 (Single-Family Residential, 9,000 Sq.Ft. Minimum Lot Size)

RM-2 (Multiple-Family Residential, 2,000 sq.ft. Minimum Site Area Per Dwelling Unit)

RM-2 P (Multiple-Family Residential, 2,000 sq.ft. Minimum Site Area Per Dwelling Unit - Planned)

RM-3 (Multiple-Family Residential, 3,000 sq.ft. Minimum Site Area Per Dwelling Unit)

RM-3 P (Multiple-Family Residential, 3,000 sq.ft. Minimum Site Area Per Dwelling Unit - Planned)

PO-P (Professional Office - Planned)

CC (Central & Community Commercial)

General Plan Designations

MDR (Medium Density Residential)

HDR (High Density Residential)

LDR (Low Density Residential)

Urban Reserve

***Estimated Dwelling
Capacity By Land Use
Designation / Zoning***

State law requires that zoning be consistent with adopted General Plans (except charter cities). The City of Reedley's undeveloped and redeveloped lands have been zoned in accordance with the present land use plan, and will be rezoned as necessary to achieve consistency with the updated General Plan. Development potential may be determined based on the maximum allowable density of each zoning district. It is more difficult to specify the development potential of fringe areas where County agricultural zoning is in place. However, for planning purposes, future development may be estimated for residential designated areas based on average density. Estate, low, medium and high density residential reserve designations will ultimately translate into approximate average densities of 1.2, 3.0, 3.5, 3.7, 4.0, 7.0, 8.0, 9.5, and 11.0, respectively. Maximum densities are as follows: RE = 1.5, R-1-6 = 7.3, R-1-7 = 6.2, R-1-9 = 4.8, R-1-12 = 3.6, RM-3 = 14.5, RM-2 = 21.8, and PO = 21.8. Specific Plan densities will be higher at a single-family average of 5.5 and a multi-family average of 11 units per acre.

Table 4-3 indicates the development potential for each dwelling type based upon existing zoning or anticipated future zoning, the vacant acreage within the City limits and the vacant acreage within the redevelopment area. All of the City's housing zones can accommodate the City's Regional Housing Needs by income or special need subject to minimum lot size and density requirements as shown in Table 4-2. It should be noted that although condominium units are considered a basic housing style, a specific zoning district has not been established for their use. They are permitted, however, within areas zoned for single-family residential use subject to a CUP. Condominiums and multi-family dwelling units are allowed by right in the RM-1.5 and RM-2 and R-1 districts subject to provision of Section 8.15.8 of the City Zoning Ordinance. This arrangement has allowed developers flexibility in siting such units, while permitting adequate protection to established neighborhoods through a formal public review process.

**Table 4-3
Reedley Zoning Definitions**

Zoning Categories	Minimum Lot Size (square feet)	Density in Units Per Acre - Approximate	Vacant Available Redevelopment Acreage
R-1-30	30,000	1.2	--
R-1-12	12,000	3.0	--
R-1-9	9,000	3.5	11.3
R-1-7	7,000	3.7	--
R-1-6	6,000	4.0	4.5
RM-3.5	7,000	7.0	--
RM-3	6,000	8.0	2.3
RM-2.5	6,000	9.5	--
RM-2	6,000	11.0	--
Boulevard Overlay	6,000	8.5	--

Source: City of Reedley Land Use Element, Zoning Ordinance, and Reedley Specific Plan

Manufactured housing is also considered an important housing alternative, especially as related to serving the needs of lower income households. Government code section 65852.3(a) states that manufactured housing must be permitted on permanent foundation systems on all SF zoned lots, as long as the unit is no more than ten years old on the date of application, and meets specified federal and optional local standards specified in Government Code Section 65852.3 (a locality may exempt from this provision any place, building, structure, or other object listed on the National Register of Historic Places). Section 65852.3 further specifies that local governments may impose architectural requirements on the manufactured home itself, which are limited to roof overhang, roofing and siding material, as long as the requirements, or any other lot development standards imposed on the manufactured home installation do not exceed those required for a conventional home on the same lot.

Using the zoning definitions in Table 4-3, to project the capacity indicated in Table 4-1, the residential land reserves are more than adequate to meet anticipated growth. The amount of land designated for medium and high density residential use is also sufficient to provide for the estimated number of new housing units determined necessary by the RHAP to provide new housing opportunities for very low, other low, and moderate income households.

Approximately 125 acres are within the City limits or adjacent to the City limits that are a part of the R-1-6 and R-1-6 SP zone districts which are undergoing annexation or are expected to be annexed during the planning period and available for residential development. These properties have infrastructure immediately serving the parcels, or have no significant constraints identified in extending the infrastructure to serve the parcel(s). Because the newly annexed areas will be required to comply with the Reedley Specific Plan, single-family dwelling units will have higher densities than which will average approximately 5.5 units per acre instead of the conventional 4.0 dwelling units per acre. This would result in a likely build-out of 465 dwelling units during the planning period, versus 338 using conventional zoning densities (a 37% increase in overall density through implementing the Specific Plan).

In addition, 4.5 acres have been identified in the Rail Corridor Master Plan area as having residential (re)development potential. At a higher density of RM-2 (11 units per acre average and 22 dwelling units per acre maximum) consistent with the action plans contained in this Element, infill would yield at least 550 dwelling units not including any applicable density bonuses granted for special needs projects in the Redevelopment Area.

Table 4-2 also shows Land Available within the Redevelopment Area within the City including the Rail Corridor Master Plan. Recent infrastructure improvements within the Redevelopment and Rail Corridor Master Plan areas include signalized intersections, curb, gutter, sidewalks, and a new rails-to-trails project. Development trends include increased commercial business activity, additional residential infill development, an average of about two secondary dwelling units per year, and a 32 unit single family infill project in the Redevelopment Area that provided home ownership opportunities to low and very low income and large families. As identified in Tables 4-1 and 4-2, there is approximately 4.5 acres of land which could accommodate higher density residential development within the Rail Corridor area. The Rail Corridor Master Plan Area is defined in the Plan as adopted by the City in November 2002, and generally runs parallel to the railroad encompassing 1.5 blocks on either side of the railroad alignment. The Reedley bike trail also runs within this Master Plan Area, and serves as a recreational amenity and

alternative transit mode for potential residents in the Plan Area. The Rail Corridor Master Plan Area has vacant parcels interspersed with urbanized parcels and is within the Reedley Redevelopment area. The City will encourage higher density infill in Redevelopment (Action Plan 1B), develop policies to promote apartment and mixed use developments, (Action Plan 2F), and provide direct and indirect incentives for residential infill development (Action Plan 6H) through policies set forth in Chapter 7 of this document.

When the pending and anticipated sequence of annexation of residential land is considered, 786 dwelling units are likely to be constructed during the planning period not including density bonuses. As these properties develop, it will become increasingly feasible to extend infrastructure within the Sphere of Influence beyond those properties expected to develop. Those properties expected to develop in the latter half of the Housing Element planning period are located within the balance of land as shown in Table 4-1 (available land unincorporated area). This will require the annexation of an additional 95 acres of land at R-1-6 zoning at an average density of 5.5 dwelling units per acre as anticipated with the ongoing implementation of the Reedley Specific Plan. This would require approximately 11% of the total land available within the Sphere of Influence of annexation during the latter part of the planning period.

Availability of Public Services

City policies require that community sewer, water, storm drainage and adequate streets are to be provided to all new development while serving the needs of the existing community. Extension of existing sewer, water, storm drainage and street systems must occur in areas planned for new development in the City's General Plan Update. The extension of infrastructure to newly developing areas is the responsibility of land developers. Maintenance, repair, and replacement of infrastructure after initial installation is the responsibility of the City of Reedley.

The City's Waste Water Treatment Plan (WWTP) was expanded in 1994-1995. With development in the City of Reedley, WWTP capacity is gradually consumed. WWTP capacity is carefully monitored as each development project is approved. The analysis includes calculations for estimated additional flows into the plant from projects

which have been approved by the City, but not yet constructed, projects that are proceeding through the review process, and future anticipated projects. The City of Reedley has budgeted for continued WWTP master planning to occur in 2002-2003. The City anticipates expansion to the WWTP to occur in 2008.

There are no special districts or private entities that are presently providing community water services or sewer services in the City. Within the City of Reedley, sewer and water services are provided by Reedley City government. Reedley is aware that Chapter 889 also requires localities to furnish special districts and private entities that provide retail water services or sewer services in the locality with a copy of the adopted Housing Element and any amendments to the adopted element. Because the City of Reedley is the exclusive purveyor of water and sewer services, no notification of other entities is required.

The City of Reedley will continue to monitor its policies and procedures in determining whether they pose actual constraints. If constraints are found to exist, the City will take action to mitigate them, or where appropriate and legally possible, remove them (Section 65583[c][3]).

CHAPTER FIVE

CONSTRAINTS TO HOUSING PRODUCTION

CHAPTER FIVE - CONSTRAINTS TO HOUSING PRODUCTION

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units, which are constructed and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

As noted in Chapter Two, the Housing Element Committee reviewed the previous Housing Element goals, policies and programs in public meetings held in August 2002. In addition to recommending changes in policies and programs, the Housing Element Committee identified real and perceived constraints to the provision of adequate housing facilities in the City of Reedley. This Chapter identifies those constraints and recommends provisions to eliminate or reduce them to acceptable levels.

Chapter four discussed infrastructure availability and as discussed previously, the projected growth will not have a significant impact on sewer, water or storm drain systems in the community. Specific constraints are discussed in more detail in the following paragraphs.

Governmental Constraints

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document. Analysis of potential local governmental constraints are as follows:

LAND USE CONTROLS

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and provide adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs

could increase and housing production may decrease. Table 5-1 lists development standards by zoning district for the City of Reedley.

The City of Reedley General Plan Land Use Element provides a range of residential building types and densities in various areas of Reedley. Densities will range from one unit per 0.68 acres for single-family, to fifteen units per acre for multi-family developments which is consistent with housing law.

The current zoning ordinance for the City of Reedley contains a planned unit development (PUD) combining district overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The PUD application enables clustering of units, mixing of uses and building types, as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Reedley's role as an affordable housing resource, and can be beneficial in meeting the housing needs of special groups (seniors, disabled, etc.).

Condominium and multi-family dwelling units are permitted by right in the RM-1.5, RM-2, and R-One Family Residential Districts subject to the provisions of Section 8-15-8 of the City's Zoning Ordinance.

The purpose of the UR (Urban Reserve) District is to preserve the availability of lands required for urban expansion; expedite the limited conversion of such lands to urban uses consistent with the General Plan through the granting of a CUP in lieu of requiring change of zone (amendment) procedure prior to actual development; and, to prevent the premature development of lands where the range of municipal-type services required by the General Plan is not yet available.

Table 5-1
City of Reedley
Development Standards by Zoning District

Zoning District	Minimum Site Area	Maximum Site Area	Minimum Lot Size	Height Restriction	Parking Requirement	Front Setback	Side Setback	Rear Setback	Design Restriction	Permitted uses
RE	30,000	40%	30,000	35	2	50	25	20	None	SF*
R-1-6	6,000	40%	5,200	35	2	20	5	10	None	SF*
R-1-7	7,000	40%	5,950	35	2	20	5	10	None	SF*
R-1-9	9,000	40%	6,750	35	2	25	5	10	None	SF*
R-1-12	12,000	40%	8,100	35	2	25	5	10	None	SF*
RM-3	6,000	50%	5,000	35	1 1/2	15	5	5	None	SF/MF*
RM-2	6,000	60%	4,000	35	1 1/2	15	5	5	None	MF*

Source: City of Reedley Zoning Ordinance

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, setbacks, height restrictions, parking space requirements, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest. These requirements are similar to those in neighboring communities and are not seen as a constraint to the development of new housing.

The Subdivision Ordinance requires on and off site improvements that are similar to the requirements of other cities in Fresno County. The Subdivision Ordinance does not create any undue obstacles or constraints in the provision of any housing type.

AVAILABLE LAND

The amount of available land for development within the City limits are identified in Table 4-1 serves as a significant constraint. Although several infill programs are in effect and infill is actively encouraged by both policy and practice, the amount of land available will not be able to accommodate the practiced "fair share" growth between 2002 and 2007 without land being annexed to the City.

ANNEXATIONS

The City of Reedley adopted the Reedley Specific Plan to accommodate future growth in a continuous and well-planned manner. However, Fresno County policy requires specific development proposals to accompany annexation requests and "land banking" is not permitted. As a result, the City does have control over the type of growth and densities, but has little control over developers and property owners obtaining financing to propose projects in conjunction with annexation requests. The City shall continue to adhere to County policy and work with developers and project owners to identify suitable funding sources so that residential needs can be met during the planning period.

In addition to the above stated constraint, annexations are a lengthy process often requiring more than one year. This time, delay will undoubtedly exacerbate the shortage of land within the City limits. The City will continue to encourage dialogue between developers and property owners during the planning period in order to provide an

adequate amount of land for residential development at the appropriate time. Typical Annexation Procedures (not including time for protest hearings) for General Plan Residential land use designations are as follows:

Typical City Annexation Procedure	Elapsed Time
Annexation application and fees submitted. Annexation application generally accompanied with other land use application.	0 Days
Annexation and land use applications reviewed by staff and distributed to other agencies for review. Staff and other agency review occur simultaneously. Other agency review is typically 21 days.	30 Days
Planning Commission hearing scheduled. Ten (10) days prior to scheduled public hearing, public hearing is noticed in local newspaper and all property owners within 300' of the project are noticed in writing.	60 Days
Annexation and land use applications are reviewed by Planning Commission and public hearing is held. Planning Commission makes decisions on appropriate land use applications as required and makes recommendations to City Council on appropriate land use applications and annexation application.	75 Days
Staff notifies applicant in writing of Planning Commission outcome.	90 Days
City Council hearing scheduled. Ten (10) days prior to scheduled public hearing, public hearing is noticed in local newspaper and all property owners within 300' of the project are noticed in writing.	120 Days
Staff notifies applicant in writing of City Council outcome and submits application to LAFCO.	135 Days
LAFCO conducts public hearing and sends resolution to City Council.	175 Days
City Council accepts resolution.	205 Days

AT RISK HOUSING UNITS

Section 65583(a) of the Housing Element Law requires that there be an analysis of existing or potential "at-risk" assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. "Assisted housing developments" are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65835.10, state and local multi-family revenue bond programs, local redevelopment

programs, the federal Community Development Block Grant Program, or local in-lieu fees.

In the City of Reedley, as of November 2001, there is one project "at-risk" of conversion to market rate. The "Mountain View Apartments" offer 38 assisted two and three bedroom units. No notice of intent has been received from the apartment complex to turn those assisted units into market rate units. Table 5-2 lists entities interested in participating in California's first right of refusal program.

Table 5-2
Entities Interested in Participating in California's First Right of Refusal Program
Pursuant to Government Code Section 658363.11
(Fresno County)

Organization	Address	City	State	Zip Code	Phone	Contact
ACLC, Inc.	42 N. Sutter St., STE 206	Stockton	CA	95202	209-466-6811	Carol Ormelas
Affordable Homes	P.O. Box 900	Avila Beach	CA	93424	805-773-9628	Hal Rosen
Christian Church Homes of Northern California, Inc.	303 Hegenberger RD., STE 201	Oakland	CA	94621-1419	510-632-6714	William F. Pickel
Community Housing Developers, Inc.	255 N. Market St., STE 290	San Jose	CA	95110	408-279-7676	Bonnie Bamburg
Foundation for Affordable Housing, Inc.	2847 Story Rd.	San Jose	CA	95127	408-923-8260	Wallace K. Shepherd
Fresno Co. Economic Opportunities Commission	3120 W. Nielsen Ave., STE 102	Fresno	CA	93706	559-485-3733	George Egawa
Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	559-443-8475	Edward Stacy
Housing Assistance Corp	P.O. Box 11863	Fresno	CA	93775	559-445-8940	Kathleen Paley
Long Beach Affordable Housing Coalition, Inc.	110 West Ocean Blvd., #350	Long Beach	CA	90802	562-983-8880	H. Kim Huntley
Self-Help Enterprises	P.O. Box 351	Visalia	CA	93279	559-651-1000	Peter Carey
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., STE 300	Los Angeles	CA	90022	323-721-1655	Jasmine Borrego

Tenant-based Section 8 assistance remains available in the City, which is administered through the Fresno County Housing authority. Under the voucher program, the tenant is provided with a voucher of a fixed amount based on the discrepancy between Fair Market Rent and affordable housing cost at 30 percent of the applicant's household income. The tenant can reside in any rental property he or she chooses, and is not limited to properties registered with the Housing Authority.

BUILDING CODES

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City currently enforces the 1997 Uniform Building Code, as established by State law, and has little control over these standards. The Uniform Building Code is updated from time to time and a more recent version may be adopted during the 2002-2007 planning period.

The Building Division of the Community Development Department is responsible for the enforcement of the Uniform Building Code in the City. The Building Division provides plan-checks and inspections. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Reedley.

SITE IMPROVEMENT

Site improvements are regulated by the City Subdivision Ordinance and through conditions and standards imposed through the City's site plan review and conditional use permit processes. Site improvements include required off-street parking, roads, sidewalks, landscaping, walls, sewer, water and storm drainage systems. The City holds predevelopment meetings with developers and their agents to discuss requirements and costs associated with proposed developments, which allows developers to better assess project costs, requirements and options. The City does not require any improvements other than those deemed necessary to maintain the public health, safety and welfare. Current site improvements are listed in Table 5-1. Other site improvements may be required and are evaluated on a case-by-case basis during the public hearing process for discretionary projects. Also, the City Subdivision Improvement Standards may be amended from time to time to promote sound planning and modern construction techniques and promote the general health, safety and welfare of the community.

Additional Improvement Standards for the City of Reedley are as follows:

- Off-street Parking Two spaces per single-family unit, 1 ½ spaces per multi-family unit.
- Fences, Walls and Hedges No fences, wall or hedge exceeding three feet in height may be erected or located within an area of a corner lot on the street side of a diagonal line connecting points located 15 feet along the property line as measured from the intersection of the property line at the street corner.
- Signs No sign or outdoor advertising structure of any character shall be permitted in the R-One and R-M zoning districts.
- Block Lengths 660 feet maximum.
- Sidewalks 5 feet minimum.
- Roads Residential: 35 feet of paving, 4.5-foot planter strip, and 9 feet of sidewalk.

Arterial: two 12-foot travel lanes, 8-foot shoulder, 6-foot planter strip and 5-feet of sidewalk.

Collector: 13-foot travel lane, 6-foot bike lane, 8-foot shoulder, 6-foot planter strip and 5 feet of sidewalk.

FEES

Although development-processing fees do contribute to the total cost of development, and therefore housing, the fees charged by the City of Reedley are reasonable in comparison to fees charged by other cities and counties in the region. However, the City is not the only public agency that imposes fees on new development. Impact fees are also charged by the school district, the State [for review of environmental documents by the Department of Fish and Game (DFG)], and the County of Fresno.

By law, fees cannot exceed the cost of providing the particular facility or service for which they are charged. As stated above, application fees for development projects are

reasonable in the City of Reedley. Building permit fees are established by the currently adopted edition of the Uniform Building Code. Annual cost of living adjustments and charges are consistent with most cities and counties. In addition to hookup fees, fees are charged for future water system expansion, sewer treatment plant expansion, and storm drainage system expansion, based on each development's share of projected costs. Fees are adjusted annually to reflect changes in costs of providing services.

The City charges fees and assessments that correspond and pay for the cost of processing various types of applications. Table 5-3 shows the Schedule of Fees in 2002 for a 1,500 square foot single-family residence and a 10-unit apartment building. Fees for a 1,500 square foot single-family residence (440 sq. ft. garage, 160 sq. ft. patio, and 60 sq. ft. porch) would be \$7,593. Fees for a 10-unit apartment building (800 sq. ft. per living space, 300 sq. ft. unit garages, and 40 sq. ft. per unit porch) would total \$51,102 (Or 5,110 per unit). This includes plan check fees, plumbing, mechanical, and electrical fees.

Various fees that may or may not be required are as follows:

Conditional Use Permit (Major)	\$1,030
Conditional Use Permit (Minor)	\$500
Environmental Review:	
Categorical Exemption	\$50
Environmental Impact Report	\$Cost + 10%
Negative Declaration	\$445
General Plan Amendment	\$1,090
Lot Line Adjustment	\$370
Tentative Parcel Map	\$1,295 + \$50/lot
Tentative Subdivision Map	\$1,295 + \$25/lot
Final Map	\$655 + \$50/lot
Planned Unit Development	\$1,165
Site Plan Review	\$695

**Table 5-3
City of Reedley
Permit Fee Summary**

	1500 Sq. Ft.	10-Unit
	Single Family Apartment	
Permit Fee Summary	Residence	Building
Building Permit Fee	1,060.95	3,580.50
Development Impact Fee	5,432.00	43,030.00
Electrical Fee	107.50	423.50
General Plan Assessment	60.41	309.12
Mechanical Fee	70.25	457.00
Plan Check	689.62	2,327.33
Plumbing Fee	160.95	917.40
Seismic Fee (Resident)	11.19	57.24
Total Fees	7,592.87	51,102.09

Source: City of Reedley, Building Division

PROCESSING

The cost of holding land by a developer during the evaluation and review process can be seen as a contributing factor to the cost of housing. The City of Reedley, however, has tried to streamline this process so that it is not a significant constraint to new housing.

The City of Reedley has traditionally utilized a process whereby submitted plans are scheduled for review generally within two weeks after project submittal. This is the first phase of the review process and includes staff review within this two week time period. Preliminary informal meetings with developers have already determined project feasibility prior to any commitments by the developer before the review process begins. Barring any unusual concerns, the project will be at the Planning Commission stage by eight weeks after project submittal, and ready for City Council action approximately two weeks later.

Overall, time frames for processing applications before the Planning Commission and City Council is controlled to a large degree by State requirements for the noticing of public hearings, and agency review. Minimum time frames for application processing are subject to State law. Typical processing time for ministerial site plan approval for residential units is 30-45 days. Processing times for

discretionary projects may vary according to impacts created or complexity of the project. Typical discretionary review times are as follows:

Table 5-4
Average Processing Times

Discretionary Action	Time Frame
Parcel Map	75-90 Days
Tract Map	90-120 Days
P-D (PUD)	90-120 Days
Conditional Use Permit (CUP)	75-90 Days

The City of Reedley Engineering Division has indicated a two to four week time frame for engineering review per final subdivision map. The number of resubmittals is dependent on the developer and his engineer addressing all requested changes in a timely fashion. Submittals for final subdivision maps can be processed within a minimum of two to three months.

It takes an average of two weeks for a single-family residential plan to be approved by the City of Reedley Building Division and approximately forty-five days for a multi-family residential project. On-going conferences between the City and the developer expedites the processing procedure and resubmittals are minimal.

HOUSING ACCESSIBILITY FOR THE DISABLED

As of January 1, 2002, in addition to the needs analysis for persons with disabilities, housing elements must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities. In Reedley, no additional fees, permits, or processing times are required for the development of housing for the disabled. Therefore, housing accessibility for the disabled is not seen as a constraint in the City of Reedley.

Accessible housing for the disabled can be achieved in a number of ways (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape. Other modifications such as wheelchair ramps, removing steps, and widening hallways are more labor intensive and require a building permit. The permit process would be the same for modifications to single-family and multi-family units.

Disabled housing may also include group home facilities with “reasonable accommodation” procedures that exist for certain projects, including reduced parking requirements, etc. The City of Reedley permits group home facilities “by right” up to six occupants pursuant to State Law, and requires a Conditional Use Permit (CUP) for group homes in excess of six occupants.

As a part of the annual Status Report to the City Council, the City should include an action plan to review the Zoning Ordinance to remove constraints and ensure that reasonable accommodations are provided in regard to housing designed for persons with disabilities. The analysis should include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City should initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Non-Governmental Constraints

FINANCING

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner.

Generally, a fourteen (14) percent interest rate is the level at which most buyers are expected to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since seven to seven and one-quarter percent interest rates are currently available, home buying will continue to increase provided other recessionary factors are overcome. Financing could be a constraint to the provision of fair housing, however, with interest rates as low as they are, financing is not seen as a significant constraint in Reedley at this time.

PRICE OF LAND

Sufficient land is available to accommodate growth within the City of Reedley and its Sphere of Influence through July 2007 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Land within the Reedley City limits is currently selling for approximately \$40,000 to \$60,000 per acre. Fully improved lots approximately 7,000 square feet in newer neighborhoods are selling for \$40,000 to \$45,000. Similar size infill lots in older neighborhoods are going for \$30,000 to \$35,000. The price of land is therefore not a significant constraint to the provision of fair housing.

COST OF CONSTRUCTION

Rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. These costs were a significant part of the increased housing costs during the 1990s. Builders passed those increases along to the homebuyer or renter.

The cost of residential construction in Reedley is still relatively low. In 2002, a modest tract home could be built for approximately \$70-100 per square foot. Since the passage of Proposition 13, and the subsequent proposition requiring popular vote to raise adequate funding for the provision of public services, local governments have faced the increasingly difficult task of trying to finance the cost and maintenance of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed by general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rent.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include reducing processing fees and times, and allowing smaller lots. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in those jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

LIFESTYLE

The increase in housing costs during the 1990's was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them. The state-wide trends emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units. This, however, does not hold true in Reedley, where land is abundant and relatively affordable. Single-family dwellings remain the housing unit of choice in Reedley, and it is likely to remain that way until the vacancy rate drops below five percent and more infill lots are developed.

Although the consumer preference may still tend toward the desire to own a single family home, households are now more willing to accept alternatives to that lifestyle, mostly out of necessity or convenience. The City assists this change by permitting higher densities and innovative approaches such as planned unit development housing and smaller lots on a case-by-case basis.

In conclusion, the cost of land, permitting fees, and construction are generally lower in Reedley than they are for the rest of the State. The cost and availability of land for housing is affected by a variety of forces from both the public and private sectors. While some of these factors, such as developer fees, are within the control of local government, others (such as obtaining much needed state and federal funds to make housing affordable to City residents) are not. Several potential constraints have been identified and are addressed in the five-year implementation plan. Constraints such as the processing time for an annexation cannot be accelerated pursuant to state law.

Energy Conservation

Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting. This might be achieved by encouraging the incorporation of solar access. Examples of passive cooling opportunities include the

design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure.

ENERGY STANDARDS

In Reedley, all new residential buildings are required to meet the California Energy Commission's 2001 energy efficiency standards. The standards apply to all new low-rise residential buildings and additions, and are enforced through the City's building permit processes.

RETROFIT

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications.

Solar heating is a primary energy resource in Reedley. The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs. For more information, contact the California Energy Commission.

CHAPTER SIX

GOALS, POLICIES AND PROGRAMS

CHAPTER SIX - GOALS, POLICIES AND PROGRAMS

Background

This chapter describes housing goals, policies and programs of the City of Reedley. A goal is a general statement of the highest aspirations of the community. It represents an end result toward which effort is directed. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing program operates. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan. This combination of goals, policies and programs constitutes the local housing strategy.

The State of California has adopted the broad state-wide housing goal:

To assure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.

The City of Reedley both subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- The provision of new housing;
- The preservation of existing housing and neighborhoods;
- The reduction of housing costs; and,
- The improvement of housing conditions for special needs groups.

In order to effectuate and maintain the integrity of Reedley's goals, Chapter 2 of this Housing Element reviews and evaluates past policies and programs. A committee was established by the City Council, basically comprised of residents knowledgeable of the area and its resources, constraints and needs, to accomplish this evaluation. In this evaluation, existing policies and accomplishments were analyzed, and determinations were made to keep, eliminate or modify the policy for the 2002-2007 Housing Element.

Many of the programs were completed, a few were found to be unsuitable, unworkable, or unrealistic, and some were determined more a matter of supportive policy than providing a structure for quantifiable programs. Except where noted, the City Planning Department was named as the sole responsible agency.

Some of the policies are general in nature and do not support quantifiable measurement for effective monitoring and evaluation. New program needs were discovered through the review and committee discussion processes and are incorporated in the 2002 action plan. Reedley's general goals remain in tact. These goals are based on the premise that there will be:

- The continued coordination with Fresno County Fair Housing Council and Fresno County Housing Authority, Fresno COG, other County agencies, and all utilities serving the area to be fully informed and to utilize the services and programs available for Reedley City residents. This policy includes, but is not limited to, information retrieval, obtaining and stocking of available program information pieces, and dissemination to residents/households as needed;
- A continuance of the established policies that allow and encourage the provision of affordable housing including, but not limited to, construction and conservation of mobile/modular home parks and subdivisions, construction of second "granny" units in single family residential neighborhoods, alternate energy system development, and expedient permit/approval processing for affordable housing developments; and
- The continued preservation of "community" and development integrity by permitting the use of innovative building materials especially where residential construction costs can be reduced, assuring that new affordable housing development is compatible and blends within existing or adjacent neighborhoods, continuing to implement the Quimby open space ordinance, and preserving agricultural lands by permitting new development only in areas continuous to the Reedley urban area.

Specific and quantifiable programs for the City's 2002-2007 Housing Element are based on needs identified through the public review process, and by a percentage of the total population or number of households. The breakdown of income illustrated in Table 6-1 is derived from the Fresno County Regional Housing Allocation Plan, and Table 6-2 identifies special needs group quantities as derived from the overall percentage of households or population compared to the fair share allocation plan.

Table 6-1
2002 Reedley Housing Element
Regional Allocation

Income	Fair Share Allocation	Percent (%) of Total Units Required
Very Low Income	355	27
Low Income	231	18
Moderate	279	21
Above Moderate	442	34
Total # Units	1,307	100

Included in this total number of 1,307 planned dwelling units, the following special needs should be met:

Table 6-2
Target Allocation by Special Needs Group and Income

Special Needs Group	Number of Units Required	Very Low	Low	Moderate	Above Moderate
Elderly (65+)	330	89	59	69	113
Disabled	178	48	32	37	61
Female-Head-of-Household	169	46	31	35	57
Large Family Unit	245	66	44	52	83
Farm Worker Housing	82	82	0	0	0
Homeless	20	20	0	0	0
SPECIAL NEEDS TOTAL	1,024	351	166	193	314
NON-SPECIAL NEEDS	283				
TOTAL					
TOTAL HOUSING UNITS REQUIRED	1,307				

Special Needs Methodology based on 2000 population of 5,761 households: Farm workers comprise 6.3% of the total population; Homeless comprise 0.16% of the total population; Disabled comprise 13.66% of the total population; Senior's comprise 25.29% of 5,761 Households (in 2000); Large Families comprise 18.78% of the households, (in 2000); Female Heads of Households comprise 12.95% of 5,761 Households (in 2000).

The housing goals, objectives and policies as modified in chapter 2 and set forth in this chapter are intended to serve as general policy guidelines for the City of Reedley. Consistent with state and federal housing goals, this Plan reflects a commitment to strive for the provision of a decent home and a suitable living environment for all residents of Reedley. Chapter 7 follows the list of revised goals, objectives and policies and outlines an Action Plan to achieve the stated goals, objectives, and policies of this Plan. Where applicable, each policy is cross referenced with the appropriate Action Plan contained in chapter 7.

Goal 1

To develop, through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Reedley.

POLICIES

- 1.1 Advocate and support proposed state and federal actions which will create a positive, stable climate for housing production.

Action Plan: 8A, 8B, 1F, 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 5D, 6F, 6G, 7B

- 1.2 Use of federal or state programs which can assist in development of new housing consistent with identified citywide housing needs and adopted local plans and programs.

Action Plan: 8A, 8B, 1F, 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 5D, 6F, 6G, 7B

- 1.3 Improve the ability of the housing delivery system to effectively respond to local housing needs.

Action Plan: 1A, 1G, 1H, 1I, 3A, 3B, 4A, 4B, 4C, 5A, 5F, 6C

- 1.4 Accommodate a full range of housing types.

Action Plan: 1G, 3B, 4A, 5A, 6G

- 1.5 Maintain a sufficient inventory of developable land to accommodate timely development of new needed housing.

Action Plan: 1A, 1C, 1D, 1F, 1G, 1I, 3B, 6E, 6F

- 1.6 Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.

Action Plan: 1G, 1H, 6F, 6H

- 1.7 Promote balanced, orderly growth to minimize unnecessary development costs that add to the cost of housing.

Action Plan: 1B, 1G, 6E, 6F, 6H

OBJECTIVES

- a. As set forth in the 2001 FRHNP, construction by private and non-profit developers of 586 non-market rate (very low and other low) dwellings by 2007, which equals the City of Reedley's regional share.
- b. As set forth in the 2001 FRHNP, construction by private and non-profit developers of 721 market rate (moderate and above moderate) dwellings by 2007.

Goal 2

To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

POLICIES

- 2.1 Provide that new housing be constructed in accordance with design standards that will ensure the development of safe, attractive and functional housing developments and units.

Action Plan: 1G, 6B

- 2.2 Direct new housing development to areas within the community where essential public facilities can be provided and where appropriate employment, commercial and educational services are available.

Action Plan: 1B, 1E, 1F, 1G, 1H, 5F, 6H

- 2.3 Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.

Action Plan: 1A, 1B, 6H

OBJECTIVES

- a. Maintenance of community design and improvement standards that will provide for the development of safe, attractive and functional housing developments and residential environments.

Goal 3

To provide for a choice of housing locations for all residents.

POLICIES

- 3.1 Review and update Reedley's General Plan on a regular basis to ensure that growth trends are accommodated.

Action Plan: 1A, 1I, 2F, 3B, 6C

- 3.2 Encourage the development of various types of housing opportunities in all residential areas.

Action Plan: 1C, 1G, 1H, 5B, 6G, 6H

OBJECTIVES

- a. Designation and annexation of sufficient land for residential development and residential reserves to provide 140 percent of the land required for new development through 2012.

Goal 4

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

POLICIES

- 4.1 Adopt a program to regularly inspect the housing stock to maintain a current inventory of all substandard housing units.

Action Plan: 2D

- 4.2 Provide for the removal of all unsafe, substandard dwellings that cannot be cost-effectively repaired.

Action Plan: 2D, 2H

- 4.3 Encourage development of sound new housing on vacant land within existing neighborhoods that have the necessary infrastructure and services.

Action Plan: 1B, 1H, 2H, 5F, 6G, 6H

- 4.4 Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- Action Plan: 2A, 2B, 2C, 2D, 2E, 2G, 2H, 5E
- 4.5 Promote public awareness of the need for housing and neighborhood conservation.
- Action Plan: 1H, 2A, 2B, 2C, 8B
- 4.6 Monitor public housing projects to ensure that their managers maintain the area's public housing inventory.
- Action Plan: 2D
- 4.7 Provide programs to attain high levels of owner-occupancy, particularly in those neighborhoods where housing quality is declining.
- Action Plan: 2F, 3A, 3B
- 4.8 Promote development of public policies and regulations that provide incentives for property maintenance of owner-occupied and renter-occupied housing.
- Action Plan: 1G, 2H
- 4.9 Manage development of land within and adjacent existing neighborhoods to avoid potentially adverse impacts on the living environment.
- Action Plan: 1B, 2H, 6B
- 4.10 Maintain essential public services and facilities in residential developments.
- Action Plan: 6A, 6B, 6D
- 4.11 Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.

Action Plan: 2A, 2B, 2C, 2D, 2E, 2G, 2H, 5E

- 4.12 Facilitate maximum utilization of Federal and State programs that can assist lower income homeowners to properly maintain their dwelling units.

OBJECTIVES

- a. Use RRA L&M Funds, rehabilitation of dwelling units for very low-, low and moderate-income households through 2007 as identified in the chapter 7 Action Plan.
- b. Conservation of existing dwellings for very low- and other low-income households.

Goal 5

To develop through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Reedley.

POLICIES

- 5.1 Enforce fair housing laws throughout the City.

Action Plan: 8A, 8B

- 5.2 Support programs that increase employment and economic opportunities.

Action Plan: 1G

- 5.3 Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers.

Action Plan: 1D, 1G, 4A, 5F, 6G, 6H

- 5.4 Utilize Federal and State housing assistance programs that can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.

Action Plan: 3A, 4A, 4B, 4C, 5A, 5B, 5C, 5D, 5F, 8B

- 5.5 Support the development of housing plans and programs, which maximizes housing choices commensurate with need.

Action Plan: 1G, 3B, 5A, 5B, 5F, 6G, 8B

- 5.6 Wherever possible, implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for lower income groups.

Action Plan: 5E, 6G

- 5.7 As a part of the annual Status Report to the City Council, the City will review the Zoning Ordinance to remove constraints. And ensure that reasonable accommodations are provided in regard to housing designed for persons with disabilities.

Action Plan: 8C

OBJECTIVES

- a. Construction and rehabilitation of dwelling units consistent with the quantitative goals are established in the Five Year Plan Implementation.

Goal 6

To promote energy conservation activities in all residential neighborhoods.

POLICIES

- 6.1 Advocate and support state and federal actions to promote energy conservation.

Action Plan: 7A

- 6.2 Promote public awareness of the need for energy conservation.

Action Plan: 7A, 7C, 7D, 7E, 8B

- 6.3 Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Action Plan: 7B

- 6.4 Encourage maximum utilization of federal and state programs that assist homeowners in providing energy conservation measures.

OBJECTIVES

- a. Amendment of local ordinances to promote energy conservation.

CHAPTER SEVEN

FIVE YEAR IMPLEMENTATION PLAN (2002-2007)

CHAPTER SEVEN - ACTION PLAN

The implementation of any housing program is dependent on individual and collective efforts within the City and County. The effectiveness of such a combined effort is critical to the overall success of the Housing Element. While a unified effort will provide support vital to the plan, an interagency departmental strategy is critical to the implementation phase.

This chapter outlines the activities and responsibilities of various other governmental agencies regarding local housing programs and whose input and cooperation aid the success of the implementation process. The following public entities have developed programs that would complement, supplement, or facilitate the implementation of the Action Plan that are included in this chapter. Specific quantitative goals by program/income are shown in Table 7-1 and by cost are shown in Table 7-2.

Local Housing Programs

FRESNO COUNTY COMMUNITY DEVELOPMENT PROGRAM DEPARTMENT

HOME Program

The Fresno County Community Development Program Department (CDPD) administers HOME program funds for the major portion of the County area, including Reedley. In addition to individual households applying directly for specific programs administered by the County, for-profits, non-profits, individuals and jurisdictions may apply for funds to implement any HOME eligible activity, including real property acquisition, construction of new, for sale or rent units, land acquisition, residential unit reconstruction, etc.

Rehabilitation

HOME funds are utilized to provide construction and rehabilitation funds with a minimum grant amount of \$1,000 and an average amount of \$1,000,000.

The HOME Rental Rehabilitation program can be used to assist rental units occupied by low-income (60 percent or less of median) and very low-income (50 percent or less of median). Funds available range from \$15,000 to \$40,000 per unit and carry Period of Affordability requirements.

HOME funding can also be used toward property acquisition for the purpose of providing affordable housing, and down payment assistance.

Cal HOME Program

This program provides grants, construction/rehab loan and acquisition loan to local public agencies and nonprofit developers to assist individual households through deferred-payment loans; direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivision units.

***Community Development
Finance Department***

This Department is a private lender that will address the credit needs of low and moderate-income families by providing real estate-related credit products. Types of assistance offered include construction/rehab loans and long-term loans. Activities funded include preservation of affordable housing, acquisition, single room occupancy (SRO) hotels, rehab of owner-occupied housing, new for-sale housing, infrastructure development, new rental housing, rehab of apartments, and self-help housing.

***Farmworker Housing Grant
Program***

This program provides housing opportunities for agricultural households in the form of grants, predevelopment/interim finance, technical assistance, down payment assistance, construction/rehab loans, and long-term loans. Activities funding include new for sale housing, acquisition, self-help housing, rehab of owner-occupied housing, rehab of apartments, and new rental housing.

***Housing Enabled by Local
Partnerships***

The HELP Program employs a loan-to-lender approach to provide a 10-year, 3 percent simple interest rate per annum, minimally restrictive loans to local government agencies. The program challenges local agencies to prioritize their unmet housing needs and to design housing programs that target their particular priorities. This approach allows the local agency to more closely match local housing policy and accountability with project performance. Increasingly, the program is being used to facilitate affordable housing within more targeted comprehensive local programs for neighborhood revitalization and economic development.

Types of assistance include acquisition loans, construction/rehab loans, and predevelopment/interim finance. HELP Program funds must be used to directly provide affordable housing units. Housing units must be affordable for at least 10 years, with "affordable" being defined in the context of

the unmet housing needs and priorities of the locality. HELP Program funds may not be used for technical assistance or administrative costs.

Loan Packaging Program

This program increases access to capital for low-income communities with a focus on financing housing at affordable rates and terms. Types of assistance offered include predevelopment/interim finance, technical assistance, acquisition loans, construction/rehab loans, and long-term loans.

Activities commonly funded include mobile home park purchase assistance, new for-sale housing, new rental housing, rehab of apartments, rehab of owner-occupied housing, self-help housing, single room occupancy (SRO) hotels, transitional housing, homeless shelters, acquisition, and group homes/congregate care.

Mercy Loan Fund

This program makes loans to non-profit housing developers for projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements. Types of assistance include technical assistance, predevelopment/interim finance, construction/rehab loans, long-term loans, and acquisition loans. Activities commonly funded include new rental housing, new for-sale housing, rehab of apartments, transitional housing, single room occupancy (SRO) hotels, infrastructure development, preservation of affordable housing, acquisition, mobile home park purchase assistance, and group homes/congregate care.

Neighborhood Housing Services

NHS is a 3-way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehab. Types of assistance include grants, technical assistance, construction/rehab loans, business loans, and long-term loans.

Types of assistance commonly provided include seed grants and technical assistance to local public-private partnerships, which establish an NHS office to provide low-interest loans for housing rehabilitation, community facilities, job training and small businesses. Activated funded include the rehab of apartments, rehab of owner-occupied housing, business start-ups/expansion/retention, community facilities, human service facilities, job training, operation administration, and energy conservation.

***Section 504 Low-Income Home
Repair Program***

This program provides direct loans to very low-and low-income families in rural areas for the purchase, construction, relocation, repair and rehabilitation of owner-occupied housing. Types of assistance provided include construction/rehab loans, long-term loans, and grants. Applications must have limited resources and a SFH 504 grant may be combined with a SFH 504 loan. Activities funded include new for-sale housing, rehab of owner-occupied housing, self-help housing, and acquisition.

***Section 8 Housing Assistance
Payments***

Section 8 is a certificate program that provides rent subsidies to owners of housing units on behalf of very low-income tenants and a voucher program that provides tenants with a voucher to be used in rental housing of the tenant's choosing. Types of assistance include rent subsidies and down payment assistance. Activities funded include new for-sale housing, new rental housing, and single room occupancy (SRO) hotels.

CITY OF REEDLEY

***Home Improvement Information
Program***

One of the City's goals includes a broader dissemination of information on accessing home improvement low cost financing. A brochure is to be developed that will be dispersed at City Hall, the public library, and distributed along with code enforcement activity.

OTHER PROGRAMS

Conventional

Fannie Mae

The Fannie Mae program available through local mortgage companies, offers applicants with clean credit 103 percent financing in one loan; interest rate is approximately seven and one-half percent.

Freddie Mac

Freddie Mac and Fannie Mae, above, offer 97 percent financing with good credit, and often is combined with a five percent community second. These loans are currently at seven percent interest.

Government Direct

FHA

Good credit for 12 months avails buyers to this loan with a three percent down payment that can be of their own saved funds or a gift. Gifts from third party non-profit charities (Ameridream, Nehemiah, and HART) to the buyer are granted through agreement that seller reimburses the

charity for the gift plus a processing fee. Interest is currently at seven percent.

Cal GOLD and Cal ACCESS

These programs provide 97 percent FHA financing with a second mortgage of six percent (or five percent for Access) of the purchase price. Both first and second mortgage are at 7.45 percent interest rate at time of this writing. Income limits apply.

Veterans Administration

VA provides 100 percent loans for eligible veterans. Through this program, a VA loan can also be instituted that allows the seller to pay all closing costs. Buyer must have a 12-month clean credit history.

Portfolio Investor

Conventional A-Investors

This program allows buyers with a one-year bankruptcy record to purchase a home for five percent down; two percent of the down payment can be gifted from family.

Five-Year Action Plan

The following sets forth a program of actions necessary to achieve the above stated goals, objectives and policies. Many of these actions can be accomplished at the local level; others require State and Federal government participation, including the funding of various housing programs, changes in Fresno LAFCO policies and approval of applications for assistance by the City and other entities.

Each program contains a brief overview; an identification of existing and potential actions and programs to meet stated goals and objectives; year of implementation; identification of responsible agencies; and funding sources. Table 7-1 establishes quantitative objectives for the various programs, and Table 7-2 identifies the cost of these programs. However, funding is not fixed, may vary from year to year, and some programs are competitive in nature.

PROGRAM 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

The available land inventory enumerates vacant bypassed lands that should be developed, using existing infrastructure. Urban infill will preserve agricultural lands and minimize capital improvement and public services costs. Additionally, the City's land use policies (see Land Use Element) have been developed to restrict fringe area development through cooperation with Fresno County. The County provides for urban development through policies that channel new development to existing cities and urban areas.

Because urban development requires an extensive system of services and infrastructure, which the City provides and the County does not, development occurs following annexation. The major County tool used to assure that areas designated for growth are developed as planned is to zone the areas with a minimum parcel size (20 acres) sufficient to preclude inappropriate development. In addition, this zoning encourages the productive agricultural use of the property until the point that development occurs.

Established annexation policies by the County of Fresno and LAFCo require the submittal of approved residential projects from the City of Reedley prior to any annexation approval. Current annexation policies prohibit the annexation of land without having a City of Reedley pre-approved project. This policy has been in effect for numerous years as a means to protect and preserve agricultural land in Fresno County from premature urban land conversion. Despite the required annexation process, there is sufficient land designated for a variety of residential use within the Reedley Sphere of Influence (SOI) to accommodate future residential development for all household income types. These occur within the 11,017 acres within the boundaries of the Reedley Specific Plan.

Action Plan 1A

The City will support annexation of reserve areas within the City's planned urban area to provide the land necessary to accommodate housing needs. The City currently has a Memorandum of Understanding (MOU) with the County of Fresno Development Services Department that requires all annexations to have 50% approved or imminent development within the area to be annexed. The City of Reedley will initiate an amendment to the MOU in 2003, which will allow annexation of an additional amount of land necessary to meet the Regional Housing Needs Allocation (RHNA) and permit annexation of properties in advance of specific development projects. This request would be a one-time request for exception to meet the 2002-2007 Regional Housing Needs.

<u>Year:</u>	2004
<u>Responsible Agencies:</u>	City of Reedley; County of Fresno; Fresno LAFCo
<u>Funding Sources:</u>	General fund; application fees and annexation fees from

<u>Quantifier:</u>	developers and/or property owners Modification of existing Memorandum of Understanding with Fresno County to accommodate 5 year RHNA
<u>Monitoring:</u>	Annual General Plan Status Report

Action Plan 1B

The City will encourage urban infill through revision of the Rail Corridor Master Plan no later than 2005. Current development policies will be revised to permit higher densities, mixed use and multi-story structures that include above grade residential units on at least fifty acres within the Rail Corridor Specific Plan Area, which will accommodate a minimum of 550 additional multifamily dwelling units. The City will continue to expedite the processing site plans, redevelopment projects, and encourage the use of density bonuses to meet special needs.

<u>Year:</u>	2005
<u>Responsible Agencies:</u>	City of Reedley CDD; RRA
<u>Funding Sources:</u>	Reedley general fund; RRA
<u>Quantifier:</u>	Revised and Adopted Rail Corridor Master Plan to accommodate at least 550 multifamily units to RM-2 densities.
<u>Monitoring:</u>	Annual General Plan Status Report

Action Plan 1C

The City of Reedley will approach developers and funding agencies through outreach of materials and vacant site inventory as described in Action Plans 1B, 1E, 1G, 1H, and 1I. to facilitate development of the sites with assisted housing in redevelopment areas.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	City of Reedley CDD; RRA
<u>Funding Sources:</u>	Reedley general fund; RRA funds
<u>Quantifier:</u>	10 infill sites/dwelling units per year.
<u>Monitoring:</u>	Annual General Plan and RDA Status Report

Action Plan 1D

The City of Reedley Redevelopment Agency will allocate low and moderate-income funds for the purchase of sites for low and moderate-income housing, to be land banked or used for the development of assisted housing.

Year: 2002-2007
Responsible Agencies: RRA
Funding Sources: RRA funds
Quantifier: 20 sites purchased
Monitoring: RDA Status Report

Action Plan 1E

The City of Reedley will utilize the RRA to identify suitable sites for assisted housing, and will provide for the development of infrastructure improvements to serve those sites.

Year: 2002-2007
Responsible Agencies: RRA
Funding Sources: RRA funds
Quantifier: 40 sites with full infrastructure improvements in RDA
Monitoring: RDA Status Report

Action Plan 1F

The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements with redevelopment housing set-aside and awarded grant funds for housing construction, rehabilitation, and preservation.

Year: Ongoing with monitoring every 2-3 years in conjunction with the Redevelopment 5-Year Implementation Plan review process.
Responsible Agencies: City of Reedley, RRA
Funding Sources: General fund, CDBG, Mercy Loan
Quantifier: 81 units assisted
Monitoring: Annual City Manager Report to City Council

Action Plan 1G

City Planning will revise and adopt the Rail Corridor Master Plan pursuant to Action Plan 1B to provide residential infill opportunities.

<u>Year:</u>	2003
<u>Responsible Agencies:</u>	City Planning
<u>Funding Sources:</u>	City general fund, RRA
<u>Quantifier:</u>	Adopted Rail Corridor Master Plan
<u>Monitoring:</u>	Annual General Plan Status Report

Action Plan 1H

Prepare land inventory of available, vacant residential zoned property and make available to owners, builders, and developers.

<u>Year:</u>	2003 with five-year updates coordinated with Housing Element revisions
<u>Responsible Agencies:</u>	City Planning
<u>Funding Sources:</u>	City general fund, RRA
<u>Quantifier:</u>	Completed available lands map
<u>Monitoring:</u>	Annual General Plan Status Report

Action Plan 1I

Planning Department shall monitor the supply of vacant zoned and residential planned land in conformance with this policy to ensure that there is at least a ten year supply of land for single-family units, multi-family and special needs housing. The City will implement an annual outreach program in 2004 to all landowners within eligible annexation areas and developers in the area. Information will be provided to land owners and developers regarding current and anticipated needs for additional housing in the City, will solicit interest in annexation and development, and offer streamlined priority processing of annexation applications which contribute available land within the City to meet the RHNA needs.

<u>Year:</u>	Annual
<u>Responsible Agencies:</u>	City Planning
<u>Funding Sources:</u>	City general fund
<u>Quantifier:</u>	10-year supply of land with the City and Sphere of Influence
<u>Monitoring:</u>	General Plan Status Report

PROGRAM 2 HOUSING REHABILITATION AND CONSERVATION

Although the assessment of current housing needs indicates that the majority of Reedley's population is adequately housed, it also clearly illustrates the fact that a significant

number of families experience housing quality problems. Based on the inventory of substandard housing, more than 2,340 households are currently living in substandard housing conditions, (including dilapidated units requiring substantial rehabilitation) as compared to 771 families in 1992.

Part of this problem stems from the fact that many dwellings in Reedley were built prior to adoption of local building codes and planning regulations. For that reason, many were constructed without proper safety features. In other cases, lack of planning permitted housing to be developed without adequate support services and facilities. Consequently, the quality and desirability of some of these dwellings diminished rapidly, and today they represent a large portion of Reedley's substandard housing stock. Therefore, conservation constitutes a large emphasis of the Reedley Housing Element to prevent further deterioration of affordable housing.

In addition, housing conservation is necessary to protect the existing stock of affordable housing units for very low-, other low- and moderate-income households from being converted to other uses that do not benefit lower income groups (i.e. commercial and industrial uses or housing for higher income groups).

Action Plan 2A

The City of Reedley shall continue housing rehabilitation assistance through the provision of low interest loans and grants. Funds for this program will become available from such sources as CDBG Funds, RRA L & M Funds, and other available sources.

The program is conducted in target areas. The City will actively participate in information outreach efforts to make City residents aware that the program is available. The City distributes handouts to residents describing the program.

See Table 7-1 for the quantified objective, the achievement of which is dependent on continued availability of adequate funds.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	Fresno County CDD; City of Reedley
<u>Funding Sources:</u>	CDBG, RRA, Community

Quantifier:

Development Finance
Department, Neighborhood
Housing Services, HELP, Cal
HOME, HARP, Section 504 and
non-profit programs

270 dwelling units or
approximately 54 units per year
receiving minor to substantial
rehabilitation

Monitoring:

Annual General Plan Status
Report

Action Plan 2B

The City of Reedley will support Housing Authority administration of the Section 8 Moderate Rehabilitation Program. It provides for improvements to existing housing units, as well as rental assistance payments on behalf of lower income families.

The Housing Authority will solicit proposals from owners who have units that do not meet minimum housing quality standards and are interested in their units being included in the program. If rehabilitation is deemed feasible, the property owner will be responsible for making all required improvements, and when completed, will execute a fifteen-year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Section 8 program in order to provide additional income for repaying the cost of rehabilitation.

The Housing Authority has made arrangements to contract with the County's HARP and the City of Fresno's HCD Rehabilitation Division for technical assistance, including preparation of work write-ups, cost estimates and information regarding available financing.

See Table 7-1 for the quantified objective, the achievement of which is dependent on availability of federal funding and application by the Housing Authority.

Year:

Ongoing

Responsible Agencies:

Housing Authorities of the City
and County of Fresno
HUD (HARP)

Funding Sources:

Quantifier:

80 rehabilitation projects including at least 50 moderate and substantial rehabilitation projects

Monitoring:

Annual General Plan Status Report

Action Plan 2C

The City of Reedley will assist homeowners in applications for FmHA Section 504 Single Family Rehabilitation allocations, which provide home repair loans averaging \$20,000 at one percent interest to very low-income families for the purpose of making repairs needed for the health and safety of the family and/or the community. The City will contract with a non-profit housing agency to provide outreach, technical assistance and encourage participation in the program. As a part of an annual Housing Fair, information on this type of funding source will be available.

See Table 7-1 for the quantified objective, the achievement of which is dependent on availability of federal funding.

Year:

Ongoing

Responsible Agencies:

City of Reedley, FmHA

Funding Sources:

FmHA, CDBG Technical Assistance Grants

Quantifier:

City contract with non-profit housing provider and information provided at an annual housing fair.

Monitoring:

General Plan Status Report

Action Plan 2D

The City will adopt a program to provide for inspection of rental units and owner-occupied units and to require health and safety violations to be remedied prior to re-occupancy.

Year:

2004

Responsible Agencies:

City Planning

Funding Sources:

HOME, Tax Credit Application, RRA

Quantifier:

Adoption of program

Monitoring:

Annual Report to City Council/Manager by Planning and Building Department

Action Plan 2E

The City will recruit licensed, non-profit sector organizational involvement in home rehabilitation and replacement efforts wherein City and/or Redevelopment Agency may financially participate in implementation. City will also continue to support community group activity of home repair assistance.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	City Planning
<u>Funding Sources:</u>	City general fund, RRA, CDBG, technical assistance and other non-profit resources
<u>Quantifier:</u>	Two new organizations recruited during planning period
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

Action Plan 2F

The City will review its policies related to housing conservation and will adopt new policies and procedures where necessary. This review will include, but be limited to, policies related to apartment and mixed-use developments related to the Railroad Corridor Master Plan.

<u>Year:</u>	2004
<u>Responsible Agencies:</u>	City of Reedley CDD
<u>Funding Sources:</u>	Reedley general fund
<u>Quantifier:</u>	Policies and procedures reviewed in 2004
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

Action Plan 2G

City Planning will coordinate with community groups and non-profit organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs per year:

- Single event or annual free yard waste pickup (tipping fees to be reduced or abated by County).
- Paint-Your-House program (utilizing free paint of neutral colors procured from Calmax Recycling Centers and distributed from community point of pickup).
- Neighbor-Helping-Neighbor event(s) for painting home of senior or disabled residents, or simple repairs, fence mending, etc.

<u>Year:</u>	Ongoing with annual report to City Manager/City Council
<u>Responsible Agencies:</u>	City Planning/Community Group
<u>Funding Sources:</u>	Non-profit community groups, RRA
<u>Quantifier:</u>	One event per year City wide
<u>Monitoring:</u>	Annual Report to City Manager/City Council

Action Plan 2H

Utilize Redevelopment efforts and funds to redevelop blighted residential areas for new housing sites.

<u>Year:</u>	Annual with annual Redevelopment Activity
<u>Responsible Agencies:</u>	Reedley Redevelopment Agency
<u>Funding Sources:</u>	RRA
<u>Quantifier:</u>	120 units with RRDA Assisted
<u>Monitoring:</u>	Annual Redevelopment Status Report by RDA to City Council

PROGRAM 3 PROVISION FOR VERY LOW- OTHER LOW- AND MODERATE- INCOME HOUSING FOR HOMEOWNERS

The high correlation between income deficiencies and housing needs indicates a need to develop the means which will assist low and moderate-income households. Although government subsidized housing programs will continue to be instrumental in improving the living conditions of those households, other actions are also essential to address these needs. It is obvious that many needs would be resolved if the household income of these groups were increased. Development of job opportunities and general economic development throughout the City and county will be crucial to developing long range solutions to current housing problems, and are a major focus of local programs.

Action Plan 3A

The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary and proper actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.

This program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate.

See Table 7-1 for quantified objectives, achievement of which is dependent on the availability of federal funding.

The City of Reedley will participate with Fresno County in securing any additional housing programs as they become available.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	City of Reedley CDD; Fresno County CDD; private developers
<u>Funding Sources:</u>	FmHA; CDBG Technical Assistance Grant
<u>Quantifier:</u>	Assistance with 2 applicants during Planning Period
<u>Monitoring:</u>	Report to City Manager/City Council

Action Plan 3B

Continue to provide adequate sites for development (Program 1A - 1I) housing rehab and conservation (Program 2A - 2I) and other programs for new housing.

<u>Year:</u>	See specific Action Plan for years of implementation
<u>Responsible Agencies:</u>	City of Reedley, RRDA
<u>Funding Sources:</u>	Fresno County Downpayment Assistance, CDBG RRDA, Section 8 Housing Assistance Payments, Community Development Finance Department
<u>Quantities:</u>	10-year supply of land with City and Sphere of Influence and compliance with Program 2 Action Plans for rehabilitation and conservation
<u>Monitoring:</u>	Annual Report to City Manager/City Council

PROGRAM 4 PROVISION FOR VERY LOW, OTHER LOW AND MODERATE INCOME HOUSING FOR RENTERS

Action Plan 4A

The City of Reedley will assist those developers who are willing to provide low-income housing through expediting the processing and approvals for such projects.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	Private developers; City of Reedley CDD
<u>Funding Sources:</u>	Reedley general fund; application fees; CDBG Technical Assistance Grant (see Table 7-1)
<u>Quantifier:</u>	Expedited approval of all low income products
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

Action Plan 4B

The City of Reedley will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

See Table 7-1 for the quantified objective, the achievement of which is dependent on availability of federal funding and application by the Housing Authority.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	Housing Authorities of the City and County of Fresno
<u>Funding Sources:</u>	HUD
<u>Quantifier:</u>	15 additional rent subsidies
<u>Monitoring:</u>	Annual Report to City Manager

Action Plan 4C

The City will support and participate in any additional rental programs which may become available. The City will keep the City informed of programs for which it is eligible, and will assist the city in the application process and administration of such programs.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	City of Reedley CDD
<u>Funding Sources:</u>	Unknown at this point (see Table 7-1)
<u>Quantifier:</u>	Participation in 1 additional rental program
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

**PROGRAM 5
HOUSING TO ACCOMMODATE
SPECIAL NEEDS GROUPS**

Households with "special needs" are those whose housing requirements go beyond the need for a safe and sanitary dwelling at an affordable price, and include unique physical and/or sociological requirements. Included in this category are senior citizens and disabled persons, who have particular physical needs as well as sociological needs unique to their group; large families, who need four, five or more bedrooms in their dwelling; farm workers, who may move from one location to another for all or part of the year; and families with female heads-of-household, who are disproportionately represented in the total of lower income households.

While not all persons and households with "special needs" are in the lower income groups, it is assumed that with sufficient income available, these special needs can be met on an individual basis. Special needs groups with low or limited incomes are those targeted by the action plan. All programs listed in the previous section also assist those individuals and households with special needs.

Action Plan 5A

The City of Reedley will encourage nonprofit sponsors to make application for the construction of rental housing for seniors and other special needs groups as identified in Table 7-1 and will take all actions necessary and proper to expedite processing and approval of such projects.

In addition, should the funding become available, the City will facilitate the project by locating appropriate sites and will use of CDBG allocations, redevelopment funds and/or other available resources to either write down the cost of the site or fund infrastructure improvements. The City will contract with a nonprofit housing agency to provide technical assistance to nonprofit sponsors.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	Nonprofit sponsor; City of Reedley
<u>Funding Sources:</u>	HUD; HOME Tax Credit Application, Cal Home, ELP, Mercy Loan, Loan Packaging Program

<u>Quantifier:</u>	Assistance with 2 application and other direct and indirect assistance (if available) during the Planning Period
<u>Monitoring:</u>	Report to City Manager/City Council

Action Plan 5B

The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners.

See Table 7-1 for the quantified objective, the achievement of which is dependent on the availability of State funding.

<u>Year:</u>	2004 and 2006
<u>Responsible Agencies:</u>	Nonprofit sponsor; City of Reedley
<u>Funding Sources:</u>	HUD; CDBG Technical Assistance Grant, RRA, Farmworkers Housing Grant and technical assistance program
<u>Quantifier:</u>	Assistance with two applications to the HCD farmworker Housing Program during the Planning Period
<u>Monitoring:</u>	Annual Report to City Manager/City Council

Action Plan 5C

The City of Reedley will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964, which provides federal funds for the purpose of developing and operating programs that will meet the special needs of migratory agricultural workers and their families.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	Housing Authorities of the City and County of Fresno
<u>Funding Sources:</u>	HUD
<u>Quantifier:</u>	
<u>Monitoring:</u>	Annual Report to City Manager/City Council

Action Plan 5D

The City of Reedley will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two

applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	Housing Authorities of the City and County of Fresno; City of Reedley; nonprofit sponsor
<u>Funding Sources:</u>	FmHA; CDBG Technical Assistance Grant
<u>Quantifier:</u>	Assistance with 2 applications for FmHA 514/516 for the construction of migrant farm worker rental housing
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

Action Plan 5E

Utilize Redevelopment Agency Housing Set-aside for rehabilitation assistance to very low, low and moderate income and special needs households as identified in Table 7-1.

<u>Year:</u>	2004 and ongoing
<u>Responsible Agencies:</u>	Redevelopment Agency
<u>Funding Sources:</u>	RRA
<u>Quantifier:</u>	65 low, very low and special needs
<u>Monitoring:</u>	RDA Status Report and Report to City Manager/City Council

Action Plan 5F

City will utilize Redevelopment Agency Housing Set-aside to assist and leverage the development of additional affordable housing units for large families and seniors by implementing housing programs established in its Redevelopment Plan.

<u>Year:</u>	2004 and ongoing
<u>Responsible Agencies:</u>	City Planning/Redevelopment Agency
<u>Funding Sources:</u>	RRA, HOME, Tax Credit Application

<u>Quantifier:</u>	1 successful home/tax credit application for large families and seniors
<u>Monitoring:</u>	RDA Status Report and Report to City Manager/City Council

Action Plan 5G

The City will continue to seek grants and partner with non-profit organizations to establish a homeless facility within the City of Reedley. The City will assist in two such applications for funding during the planning period.

<u>Year:</u>	2002-2007
<u>Responsible Agencies:</u>	City Planning/Redevelopment Agency
<u>Funding Sources:</u>	Grant to be determined
<u>Quantifier:</u>	Two applications for grant funding
<u>Monitoring:</u>	Annual Status Report to City Manager/City Council

**PROGRAM 6
REMOVAL OF CONSTRAINTS**

As discussed in chapter 5, many factors affect the ultimate cost of housing to the consumer, whether it be renter or owner housing. Those factors which either limit construction or raise the cost of construction and/or housing improvement are considered constraints. As previously discussed, some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors. However, governmental and non-governmental constraints are interrelated, so action programs which affect one set of constraints can also affect the other. To address governmental constraints, the City of Reedley shall carefully analyze fees, land use controls, building codes, site improvement standards, and similar requirements when necessary to determine how the constraints can be removed if warranted.

Non-governmental constraints are generally beyond the control of local government. However, some local government actions can mitigate some of the adverse impacts of market constraints on a very localized basis.

Action Plan 6A

The City of Reedley will analyze housing related development fees on an annual basis.

<u>Year:</u>	Annually
<u>Responsible Agencies:</u>	City of Reedley

<u>Funding Sources:</u>	General Fund, Quimby Act (Park Fees)
<u>Quantifier:</u>	Analyze and report on annual basis
<u>Monitoring:</u>	Report to City Manager/City Council

Action Plan 6B

The City of Reedley will consider adoption of an Ordinance Amendment that eliminates the requirement to replace existing overhead utility lines underground when the site is considered an infill site, completely surrounded by urban development in an established neighborhood. The City of Reedley will continue to implement development standards that are adopted in the Reedley Municipal Code. These standards are minimum standards that do not materially affect the cost of housing when compared to other housing cost components.

<u>Year:</u>	2004
<u>Responsible Agencies:</u>	City of Reedley
<u>Funding Sources:</u>	Not applicable
<u>Quantifier:</u>	Consideration of Ordinance Amendment by 2004
<u>Monitoring:</u>	None required

Action Plan 6C

The City Planning Department will assemble 2000 Census data and update annually to 2005 when all data becomes available. Information will be used to update projections, compare with activity monitoring, and justify identified program adjustments. Building permit reports will be monitored to identify trends.

<u>Year:</u>	2004 with monitoring in the annual General Plan Status Report
<u>Responsible Agencies:</u>	City Planning
<u>Funding Sources:</u>	General fund
<u>Quantifier:</u>	Data updated on annual basis
<u>Monitoring:</u>	General Plan Status Report to City Manager/City Council

Action Plan 6D

Public Works and Planning shall review public services User Fees to ensure charges remain consistent with costs of improvements and maintenance.

<u>Year:</u>	Every 2-3 years with public participation
<u>Responsible Agencies:</u>	City Public Works and Planning

<u>Funding Sources:</u>	General fund
<u>Quantifier:</u>	Review public service user from 1 time during Planning Period
<u>Monitoring:</u>	Report to City Manager/City Council

Action Plan 6E

The City of Reedley will participate with Fresno County on a land-banking program to address the problem of land costs.

<u>Year:</u>	When initiated by Fresno County
<u>Responsible Agencies:</u>	Fresno County CDD; City of Reedley
<u>Funding Sources:</u>	CDBG; RRA funds; other funding sources from State and Federal government
<u>Quantifier:</u>	Participation in program
<u>Monitoring:</u>	Status Report to City Manager/City Council

Action Plan 6F

The City of Reedley will consider the use of a portion of its CDBG allocation and/or tax increment funds to write down infrastructure improvements necessary and/or land costs.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	RRA
<u>Funding Sources:</u>	CDBG; RRA funds
<u>Quantifier:</u>	Financial participation in infrastructure improvements
<u>Monitoring:</u>	RDA Annual Report to City Manager/City Council

Action Plan 6G

The City of Reedley will implement the density bonus requirements in State law, shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- a. 20 percent of the units for lower-income households; or
- b. 10 percent of the units for very low-income households; or
- c. 50 percent of the units for senior citizens.

<u>Year:</u>	2003
<u>Responsible Agencies:</u>	City of Reedley CDD
<u>Funding Sources:</u>	Depending on need and City /RRDA resource availability at the time of application
<u>Quantifier:</u>	Density bonus to one project meeting requirement
<u>Monitoring:</u>	Annual General Plan Status Report

Action Plan 6H

The City will encourage infill through the development of the Rail Corridor Master Plan. Current development policies will be analyzed in the City's General Plan Update and programs will be formulated that provide incentives such as permitting higher densities when they are feasible under conditions of available infrastructure and land use relationships. A vacant land infill database will be developed to identify vacant parcels suitable for residential development and this information will be made available to the public.

<u>Year:</u>	2002 and ongoing
<u>Responsible Agencies:</u>	City of Reedley CDD; RRA
<u>Funding Sources:</u>	Reedley general fund; RRA funds
<u>Quantifier:</u>	Development of a vacant land database and 55 infill dwelling units with RDA/Rail Master Plan Area
<u>Monitoring:</u>	RRDA Report for City Manager/ City Council

PROGRAM 7 ENERGY CONSERVATION OPPORTUNITIES

The City has promoted energy and water conservation for residential and regulatory levels. The City plans to support educational programs that promote residential energy and water conservation for both new construction and existing residences in Reedley.

State energy conservation standards for residential buildings (Title 24, California Administrative Code) took effect in 1982. These standards recognized climate differences within the state for the first time. They permit considerable flexibility to the builder, as long as a minimum "energy budget" is achieved. These requirements are also designed to cut monthly energy consumption costs and apply to all new residential construction as well as all remodeling and rehabilitation construction.

Action Plan 7A

The City will support public education programs that promote residential energy conservation and public awareness.

Year: Ongoing
Responsible Agencies: City of Reedley/outside interest groups
Funding Sources: General fund/other private and public sources
Quantifier: Availability of outreach information at 3 public facility locations
Monitoring: Annual Report to City Manager/ City Council

Action Plan 7B

The City will continue to enforce building code regulations (Title 24) California Administrative Code that requires compliance with residential energy conservation measures for all new construction.

Year: Ongoing
Responsible Agencies: City of Reedley/Building Division
Funding Sources: General fund
Quantifier: Violation monitored and brought into compliance
Monitoring: Report to City Manager and City Council

Action Plan 7C

The City will continue to encourage water conservation through the landscape watering schedule.

Year: Ongoing
Responsible Agencies: City of Reedley Public Works Division/Building Division
Funding Sources: General fund
Quantifier: Compliance with watering schedule
Monitoring: Annual Report to City Manager and City Council

Action Plan 7D

Distribute low flow showerheads to interested residents.

Year: Ongoing
Responsible Agencies: City of Reedley Public Works Division
Funding Sources: PG&E

Quantifier: 10 low flow shower heads
distributed per year
Monitoring: Report to City Manager

Action Plan 7E

Include utility company(s) energy saving program
information in brochure to be distributed by City

Year: Ongoing
Responsible Agencies: Code Enforcement/Planning
Funding Sources: General fund
Quantifier: Brochures distributed to at least 3
public buildings and available to
public upon inquiry
Monitoring: Report to City Manager

**PROGRAM 8
PROMOTION OF EQUAL
OPPORTUNITIES**

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. A large segment of the population lives on very low incomes, and as housing costs have increased, they have been forced to apply an excessive amount of their budget to housing costs. In order to remain in the housing unit of their choice, some residents pay such a large portion of their income on housing that they are unable to purchase other basic necessities. In the case of a large family, lack of sufficient income usually restricts housing choice to a dwelling which is inadequate for their needs in size and quality. For many other households with sufficient income to purchase quality housing, choice of housing location is sometimes not available, because appropriate housing at acceptable cost is not equally dispersed geographically throughout the County or within individual communities.

Although inadequate geographic distribution of affordable housing within a community or region is an important constraint, discrimination due to race, religion, or ethnic background is an equally significant factor affecting equal housing opportunity. Actions that result in illegal discrimination in the rental or sale of housing violate State and federal laws and should be reported to the proper authorities for investigation. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing. The Fresno County Department of Public Works, Consumer Protection Division handles complaints not accepted by that agency.

Action Plan 8A

The City of Reedley will direct residents with discrimination complaints to the State Department of Fair Employment and Housing or the Fresno County Public Works, Consumer Protection Division.

The City of Reedley will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Information notices will be posted on an annual basis at public places such as the Fresno County Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	State Department of Fair Employment and Housing and the Fresno County Public Works, Consumer Protection Division
<u>Funding Sources:</u>	City general fund (outreach), State and/or County funding
<u>Quantifier:</u>	Notices posted and discrimination complaints are immediately referred to the proper agency
<u>Monitoring:</u>	Annual report to City Manager/ City Council

Action Plan 8B

The City of Reedley will make informational brochures regarding housing programs for low, very low, moderate and special needs groups available in both Spanish and English in order to reach the widest possible audience.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	City of Reedley Community Services Division
<u>Funding Sources:</u>	Reedley general fund
<u>Quantifier:</u>	Informational brochures distributed to at least 3 public buildings including City Hall and available to the public upon request at no charge
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

Action Plan 8C

The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with

disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

The Reedley Community Services Division, funded by the City General Fund, will be responsible for conducting an evaluation each year as part of the General Plan Status Report, and if any constraints are found, the City will take subsequent actions within six months of the completion of such evaluation.

<u>Year:</u>	Ongoing
<u>Responsible Agencies:</u>	City of Reedley Community Services Division
<u>Funding Sources:</u>	Reedley general fund
<u>Quantifier:</u>	One annual status report completed
<u>Monitoring:</u>	Annual Report to City Manager/ City Council

**Table 7-1
Quantitative Goals
Target Programs by Income**

Action Plan	Number of Units Assisted by Program	Funding Source	Very Low	Low	Moderate	Above Moderate and Non-Special Needs	Total
1B, 1C, 1D, 1E, 1F, 1G, 1H, 2A, 2D, 2E, 2G, 2H, 5A, 5B, 5E, 5F, 6E, 6F, 6G	Rail Corridor Master Plan Mixed Use Development	Density Bonus RRDA	5	5	15	30	55
2D, 4C, 5A, 5F, 6G, 6H	Seniors Housing	HOME Tax Credit Density Bonus	40	21	0	0	61
2A, 2B, 2C, 2D, 2E, 5E, 5F	Housing Rehabilitation (Moderate and Substantial)	RRDA L&M Set Aside	30	10	0	0	40
		Community Development Finance Department	Optional Program	Optional Program	0	0	---
		Neighborhood Housing Services	Optional Program	Optional Program	0	0	---
		Housing Enabled by Local Partnerships	Optional Program	Optional Program	0	0	---
		CDBG CalHome	15	10	0	0	25

Action Plan	Number of Units Assisted by Program	Funding Source	Very Low	Low	Moderate	Above Moderate and Non-Special Needs	Total
		Fresno County Rehabilitation Program (HARP)	15	10	0	0	25
		Section 504 Low Income Home Repair Loan Non-Profit Rehabilitation Programs	Optional Program	Optional Program	0	0	---
			20	10	0	0	30
2A, 2B, 2C, 2D, 2E, 5E, 5F	Housing Rehabilitation (for Large Family Dwelling Units)	RRDA L&M Set Aside	10	5	10	0	25
2A, 2B, 2C, 2D, 2E, 2G, 5E, 5F	Housing Rehabilitation (Minor)	Non-Profit Rehabilitation Programs, Clean-Up Programs	20	20	50	0	100
		Fresno County Rehabilitation Program (HARP)	15	10	0	0	30
		Neighborhood Housing Services (Grants, technical Assistance & Loans)	Optional Program	Optional Program	0	0	---

Action Plan	Number of Units Assisted by Program	Funding Source	Very Low	Low	Moderate	Above Moderate and Non-Special Needs	Total
2D, 2E, 2H, 3A, 3B, 4A, 5A, 5B, 5F, 6G, 6H	New Construction - Low Income and Special Needs Housing	HOME Tax Credit	40	20	0	0	60
		Non profit Replacement Assistance RRA, CDBG, Section 502, Farmworkers Housing Grant, Density Bonus, Cal HOME, HELP	15	15	0	0	15
2D, 2E, 2H, 3A, 3B, 4A, 5A, 5B, 5F, 6G, 6H	New Construction - Large Family Dwelling Units	HOME Tax Credit	20	10	0	0	30
3A, 3B	1 st Time Homebuyers Program (General)	Fresno County Downpayment Assistance Program	20	0	0	0	20
		CDBG Section 502	25	20	0	0	45
		Section 8 Housing Assistance Payments	Optional Program	Optional Program	0	0	---
3A, 3B	Very Low and Low Income 1 st Time Homebuyers Program (Large Family Dwelling Units)	Fresno County Downpayment Assistance Program	10	0	0	0	10

Action Plan	Number of Units Assisted by Program	Funding Source	Very Low	Low	Moderate	Above Moderate and Non-Special Needs	Total
1E, 1F, 6D, 6F	New Infrastructure Extensions	CDBG	36	10	35	0	81
		Mercy Loan Fund and Technical Assistance RRA	Optional Program	Optional Program	0	0	---
4B, 4C	Rental Assistance	Section 8 Housing Assistance Payments	15	0	0	0	---
5A	Transitional Housing, Group Home Congregate Care and Homeless Facilities	Mercy Loan Fund and Technical Assistance	Optional Program	Optional Program	0	0	---
		Loan Packaging Program	Optional Program	Optional Program	0	0	---
5B, 5C, 5D	Farmworker Housing	Farmworker Housing Grant and Technical Assistance Program CDBG, FmHA 514/516	Optional Program	Optional Program	0	0	---
	No financial assistance		0	0	83	568	651
	Total Programs		351	166	193	598	1308
	Total Need		351	166	193	598	1308

**Table 7-2
Quantitative Goals
Target Programs by Cost**

Action Plan	Number of Units Assisted by Program	Funding Source	Total Units Assisted	Cost Per Unit	Total Cost	Fiscal Years				
						2003	2004	2005	2006	2007
1B, 1C, 1D, 1E, 1F, 1G, 1H, 2A, 2D, 2E, 2G, 2H, 5A, 5B, 5E, 5F, 6E, 6F, 6G	Rail Corridor Master Plan Mixed Use Development	Density Bonus RRDA	55	\$5,000	\$275,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
2D, 4C, 5A, 5F, 6G, 6H	Seniors Housing	HOME Tax Credit Density Bonus	61				\$500,000			
2A, 2B, 2C, 2D, 2E, 5E, 5F	Housing Rehabilitation (Moderate and Substantial)	RRDA L&M Set Aside	40	Average \$20,000	\$800,000	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000
		Community Development Finance Department Neighborhood Housing Services Housing Enabled by Local Partnerships (HELP) CDBG	25	Average \$20,000	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Action Plan	Number of Units Assisted by Program	Funding Source	Total Units Assisted	Cost Per Unit	Total Cost	Fiscal Years				
						2003	2004	2005	2006	2007
		CalHome Program Fresno County Rehabilitation Program (HARP) Section 504 Home Repair Loan Non-Profit Rehabilitation Programs	25	\$20,000	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
			30	\$20,000	\$600,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
2A, 2B, 2C, 2D, 2E, 5E, 5F	Housing Rehabilitation (for Large Family Dwelling Units)	RRDA L&M Set Aside	25	Average \$12,000	\$300,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
2A, 2B, 2C, 2D, 2E, 2G, 5E, 5F	Housing Rehabilitation (Minor)	Non-Profit Rehabilitation Programs, Clean-Up Programs	100	\$5,000	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
		Fresno County Rehabilitation Program (HARP) Neighborhood Housing Services (Grants, Technical Assistance and Loans)	30	\$5,000	\$150,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000

Action Plan	Number of Units Assisted by Program	Funding Source	Total Units Assisted	Cost Per Unit	Total Cost	Fiscal Years				
						2003	2004	2005	2006	2007
2D, 2E, 2H, 3A, 3B, 4A, 5A, 5B, 5F, 6G, 6H	New Construction - Low Income and Special Needs Housing	HOME Tax Credit Non profit Replacement Assistance RRA, CDBG, Section 502, Farmworkers Housing Grant, Density Bonus, CalHOME, HELP	60		\$400,000			\$400,000		
2D, 2E, 2H, 3A, 3B, 4A, 5A, 5B, 5F, 6G, 6H	New Construction - Large Family Dwelling Units	HOME Tax Credit	30	\$200,000						
3A, 3B	1 st Time Homebuyers Program (General)	Fresno County Downpayment Assistance Program	20	\$3,000	\$60,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
		CDBG Section 502 Section 8 Housing Assistance Payments	45	\$4,000	\$180,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000

Action Plan	Number of Units Assisted by Program	Funding Source	Total Units Assisted	Cost Per Unit	Total Cost	Fiscal Years				
						2003	2004	2005	2006	2007
3A, 3B	Very Low and Low Income 1 st Time Homebuyers Program (Large Family Dwelling Units)	Fresno County Downpayment Assistance Program	10	\$5,000	\$50,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
1E, 1F, 6D, 6F	New Infrastructure Extensions	CDBG Mercy Loan Fund and Technical Assistance RRA	81		\$1,896,000		\$948,000		\$948,000	
4B, 4C	Rental Assistance	Section 8 Housing Assistance Payments								
5A	Transitional Housing, Group Home, Congregate Care, and Homeless Facilities	Mercy Loan Fund and Technical Assistance Loan Packaging Program								
5B, 5C, 5D	Farmworker Housing	Farmworker Housing Grant and Technical Assistance Program CDBG, FmHA 514/516								

Action Plan	Number of Units Assisted by Program	Funding Source	Total Units Assisted	Cost Per Unit	Total Cost	Fiscal Years				
						2003	2004	2005	2006	2007
	No financial assistance	City General Fund	651							
	Total Programs		1308							
	Total Need		1308							

Table 7-3
City of Reedley Housing Element
Quantified Objectives by Program and Income Including Special Needs Groups

Program Objectives	Units Assisted	Fiscal Year Ending					Total
		2003	2004	2005	2006	2007	
ASSISTED BY FUNDING SOURCE							
RRDA							
Rail Corridor Master Plan Mixed Use Development	55	11	11	11	11	11	
Rehabilitation (Moderate & Substantial)	40	8	8	8	8	8	
Rehabilitation (Large Family Units)							
Infrastructure Development							
Purchase of _____							
\$Assist to leverage home/tax credit	25	5	5	5	5	5	
TOTAL RRDA ASSISTANCE	120	24	24	24	24	24	
CDBG							
New Infrastructure Extensions	81			40		40	
1 st Time Homebuyer Assistance	45	9	9	9	9	9	
CDBG Rehabilitation (Moderate & Substantial)	25	5	5	5	5	5	
TOTAL CDBG ASSISTANCE	151	14	14	54	14	54	
HOME FUNDS TO LEVERAGE TAX CREDITS							
New Construction for Seniors	61		61				
Low Income and Special Needs Housing	60			60			
Large Family Dwelling Units	30				30		
TOTAL HOME FUNDS (INCLUDING TO LEVERAGE TAX CREDITS)	151	-	61	60	30	-	
FRESNO COUNTY HOUSING ASSISTANCE REHABILITATION PROGRAM (HARP)							
Rehabilitation Projects (Moderate and Substantial)	50	10	10	10	10	10	
Rehabilitation Projects	30	6	6	6	6	6	
TOTAL FRESNO COUNTY HOUSING ASSISTANCE	80	16	16	16	16	16	

Program Objectives	Units Assisted	Fiscal Year Ending					Total
		2003	2004	2005	2006	2007	
REHABILITATION PROGRAM (HARP)							
FRESNO COUNTY DOWNPAYMENT ASSISTANCE PROGRAM							
1 st Time Homebuyers (General)	30	6	6	6	6	6	
1 st Time Large Family	15	3	3	3	3	3	
TOTAL FRESNO COUNTY DOWNPAYMENT ASSISTANCE PROGRAM	45	9	9	9	9	9	
NON-PROFIT ASSISTANCE							
Clean up and Minor Rehabilitation Programs	100	20	20	20	20	20	
Non-Profit Replacement Assistance	20	4	4	4	4	4	
	120	24	24	24	24	24	
RESIDENTIAL UNITS WITH NO ASSISTANCE	651						
FINANCIAL ASSISTANCE PROVIDED	667						
TOTAL UNITS PROVIDED	1318						

APPENDICES

Appendix A

HCD Element Review Worksheet

HOUSING ELEMENT REVIEW WORKSHEET

Locality _____ Draft _____ Adopted _____ HCD Receipt Date _____

Contact Person _____

Phone # _____

Coastal Zone _____

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

I. Review and Revision

Page #

- A. Evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b).
 1. "Effectiveness of the element" (Section 65588(a)(2)): a review of the actual results of the previous element's goals, objectives, policies and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints).
 2. "Progress in implementation" (Section 65588(a)(3)): an analysis of the significant difference between what was projected or planned in the previous element and what was achieved.
 3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

II. Housing Needs (65583(a))

Owner Renter Total Page #

- A. Number of existing households and housing units
 1. Households
 2. Housing units
- B. Lower income households overpaying for housing
 1. Total number
 2. Percent lower income
- C. Special needs housing analyses and estimated number of households
 1. Disabled
 2. Senior
 3. Large households
 4. Farmworkers
 5. Families with female head
 6. Homeless
 7. Other
- D. Number of overcrowded households
- E. Number of units needing rehabilitation
- F. Number of housing units needing replacement
- G. Analysis of existing assisted housing projects at-risk

II. Housing Needs (continued)

Page #

- H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD. Specify the time frame of the projections () and enter the construction need figures in the table below.

Income Category	Five-Year New Construction Needs
Very low (0-50% of median income)	
Other lower (50% to 80%)	
Moderate (80-120%)	
Above Moderate (120%+)	
Total Units	

- I. Employment and population trends.

III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List the page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

Zoning/Permitted Housing Type	Number of Acres	Density Range (units/acre)	Availability of services and Facilities (e.g., infrastructure)	Dwelling Unit Capacity	Page #
Single Family					
Multifamily and rental					
Mobilehomes, manufactured housing, mobilehome parks					
Emergency shelter and transitional housing					
Farmworker housing					
Sites with residential redevelopment potential and/or mixed use (within timeframe of element)					

Currently non-residential					
Other					
TOTAL					

IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

Page #

A. Government Constraints

1. Land use controls (e.g. zoning, growth controls, open space requirements)
2. Codes and enforcement (e.g. any local amendments to UBC, degree or type of enforcement)
3. On/off-site improvements (e.g. curbing requirements, street widths, circulation improvements)
4. Fees and exactions (e.g. permit fees and land dedication or other requirements imposed on developers)
5. Processing and permit procedures (e.g. processing times, approval procedures)
6. Other governmental constraints

B. Nongovernmental Constraints

1. Availability of financing
2. Price of land
3. Cost of construction
4. Other nongovernmental constraints

V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element:

	Very Low	Low	Moderate	Above Moderate
A. Constructed				
B. Rehabilitated				
C. Conserved				

VI. Other Topics

List pages where the following topics are discussed:

- A. Efforts to achieve public participation of all economic segments of the community in the development of the element (Section 65583(c))
- B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7))
- C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c))
- D. For Coastal Zone localities, list the pages where the required information regarding construction, demolitions and conversions within the coastal zone is provided (Section 65583(c) and (d))

VII. Housing Programs (65583(c))

Summarize the programs in the element:

Program Purpose	Program Action(s)	Agency Responsible	Timeframe	Page #
<i>Provide adequate sites (65583(c)(1))</i> 1. Ensure total dwelling capacity is equal to new construction need 2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing				
<i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))</i> 1. Utilize federal and state financing and subsidies 2. Provide regulatory concessions and incentives				
<i>Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))</i> 1. Land use controls 2. Building Codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures				
<i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>				

<i>Preserve units at-risk (65583(c)(6))</i>				
<i>Program to promote equal housing opportunities (65583(c)(5))</i>				

Appendix B

Responses to Comments

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

100 Third Street, Room 430
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3176 FAX (916) 327-2643
Email: cahouse@hcd.ca.gov



December 24, 2002

Mr. Fred Brusuelas
Community Development Director
City of Reedley
1733 Ninth Street
Reedley, California 93654

Dear Mr. Brusuelas:

RE: Review of the City of Reedley's Draft Housing Element

Thank you for submitting Reedley's draft housing element, initially received for our review on October 30, 2002. As you know, we are required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b). Our review was facilitated by a telephone conversation with Mr. Stephen Peck, the City's Consultant.

The City of Reedley's draft element provides the basic framework for updating the housing element. We applaud the City's efforts to facilitate housing projects that assisted in meeting a portion of its regional share need in the previous planning period. However, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). Among the needed revisions, the element should expand the analysis of the City's land inventory, identify sites for housing for farmworkers, emergency shelters and transitional housing, and strengthen program objectives. A more detailed discussion of these and other issues is included in the enclosed Appendix.

We hope our comments are helpful. If you have any questions or would like any assistance in revising the element, please contact Mario Angel, of our staff, at (916) 445-3485. We would be happy to travel to Reedley to provide any assistance needed to facilitate your efforts to bring the element into compliance.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

• Mr. Fred Brusuelas, Planning Director
Page 2

cc: Stephen Peck, Quad Knopf Consultants
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Ilene J. Jacobs, California Rural Legal Assistance, Inc.

APPENDIX

City of Reedley

The following changes would bring Reedley's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change we cite the supporting section of the Government Code.

Housing element information is available on our website: www.hcd.ca.gov/hpd, which may be of assistance. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. The Housing Elements section contains the Department's publication, *Housing Element Questions and Answers (Qs & As)* and the Government Code addressing State housing element law.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services available to these sites (Section 65583(a)(3)).*

The land inventory does not include sufficient information to fully evaluate the adequacy or capacity of identified vacant and reuse sites and, in turn, determine if the City's remaining regional housing need can be accommodated, particularly for lower-income households (586 dwelling units). The land inventory (Table 4-1, page 4-2) should be expanded to clarify:

- a) Current and proposed zoning of identified sites. Include an explanation of the methodology used for determining the realistic (rather than theoretical) development capacity of the sites. The element should also describe which zones could accommodate the City's regional share need for lower-income households. For example, the inventory does not identify any vacant land at densities above 8 units an acre, and the element does not demonstrate the adequacy of this density to address lower-income housing need.
- b) Annexation. The element notes (page 4-2) that a minimum of 1,017 acres must be annexed to meet the City's share of the regional housing need. The element also states (page 7-6) that Fresno County only allows annexations of parcels with a minimum of 20 acres and further requires submittal of approved residential projects. The element should indicate geographically (on a map) which sites are proposed to be annexed within the planning period, and should describe the actions necessary for their approval. The element should describe the City's role in initiating annexation of needed sites and should include a program that commits the City to rezoning these sites for residential use with minimum development capacity specified and for coordinating with LAFCO for their approval.

- c) Rail Corridor Master Plan. In addressing the statutory requirement to review and revise the previous element (Program H-5.00, page 2-12) and specifying programs such as Action Plan 1B (page 7-7), the element references infill development. However, the land inventory does not describe the area covered by the master plan. The element should clarify and distinguish vacant sites versus sites available for redevelopment/recycling within the Rail Corridor Master Plan. To establish the realistic development capacity of such sites within the planning period, the element should describe the acreage and current zoning, recent or historical development trends, market conditions, current or proposed development standards, and any incentives or policies to facilitate redevelopment or reuse.
 - d) Farmworker housing. The element should clarify zones that allow housing for farmworkers and specify sites that can accommodate the City's need for farmworker housing. The element does not address the types of housing allowed or procedures required for such housing nor does the element describe how the City encourages and facilitates development of housing for farmworkers.
2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to paragraph (6). (Section 65583(a)(4)).*
- a) On- and Off-Site Improvement Standards: While the element briefly lists the type of improvements generally required, (page 5-6), the element should fully describe the specific site improvement standards imposed on both single-family and multifamily developments.
 - b) Permit Processing Requirements: Describe the types of permits, discretionary approval procedures, and processing time required for recent residential projects.

The element should analyze CUP requirement for condominiums (page 4-3) as a potential constraint on their development and clarify if a CUP is required for multifamily rental projects. Constraints on Housing for Persons with Disabilities. Pursuant to recent legislation, the element should analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Also, the element should demonstrate the City's efforts to remove governmental constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of

the zoning code for ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. We have enclosed the recent statute for your information as well as technical assistance materials to facilitate compliance with the statutory requirement.

3. *Include an analysis of the special housing needs of persons in need of emergency shelter and the special housing needs of overcrowded, elderly, and large family households (Section 65583 (a)(6)).*
 - a) Homeless. The element notes local social service agencies (page 20) that serve the homeless in the vicinity of Reedley; however, it does not describe the existing needs of homeless persons in the City. The element should include an estimate of the number of homeless and, where possible, the type of homeless (i.e., single males, females, and families with children). We suggest the City consult with area homeless providers to assist with this analysis. For additional assistance, please refer to the Department's publications, *Qs and As* and *Shelter for the Homeless: Housing Element Requirements*: (enclosed).
 - b) Special Needs. The element's analysis for elderly, overcrowded and large family households (pages 3-11 through 3-25) should be revised to include current 2000 Census data. To assist revising the analysis, we will send current data under separate cover.
 - c) Overpaying. While the element contains an analysis of households overpaying (beginning on page 3-10), the element should be revised to reflect current data. To assist, we will send, under separate cover, HUD CHAS data (1990 and projected 2002).

B. Housing Programs

1. *The housing element should include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element (Section 65583(c)).*

While the element provides a listing of City Actions and Programs (pages 6-1 to 6-9), several do not adequately describe the City's role in implementation or establish an implementation target date or, where appropriate, indicate funding sources. In addition, the element should more specifically describe the actions to be undertaken by the City or in cooperation with others to address the City's housing needs. Examples of programs needing more information include, but are not limited to the following:

- a) Action Plan 1B. What is the City's role in encouraging infill development in the Rail Corridor Master Plan? Since the City is continuing this program from the previous planning period (Program H-5.00, page 2-12) which required a CUP for development, how will the current program further implement the objective?

- b) Action Plan 1C. How does the City plan to assist developers to use City owned land?
 - c) Action Plan 2C. What is the City's role in expanding homeownership?
 - d) Action Plan 3A. This program should be expanded to describe the City's role in securing funds and specify actions the City will undertake. Will the City directly apply for funds? How will the City assist regarding applying for funds?
 - e) Action Plan 5C. What assistance will the City provide to implement this program?
 - f) Action Plan 5D. What will the City do to assist nonprofits and encourage program participation?
 - g) The element notes (page 3-8) that there is an unmet need for rental family housing, especially for large families. However, the element does not include a program to meet the unmet need. Following are program options for the City to consider:
 - Provide a density bonus for the development of units designated for large families.
 - Provide regulatory incentives, such as expedited permit processing and reduced development standards.
 - Give family housing projects a priority in any City bond program. Health and Safety Code Section 51335, relating to multifamily bonds, requires that priority be given to projects containing three or four bedrooms.
2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, Housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

Without a complete land inventory it is not possible to determine compliance with the site requirement. Nonetheless, the element should provide complete details about the City's annexation process, particularly, since the ability of the City to meet its regional share need for new construction appears to be predicated on land annexation. Further the element should describe City actions to encourage infill development.

- a) Emergency shelter and transitional housing: The element should identify the sites or zones where emergency shelters and transitional housing are allowed by permitted or conditional use. The element should describe how the City's processing requirements encourage and facilitate such housing.
 - b) Farmworker: The element indicates a need for housing for farmworker housing. As a result, the element should include a program to identify zones and sites to accommodate the City's need to house farmworkers. The program should identify where farmworker housing will be permitted, specify the housing types permitted, and describe any permitting or regulatory requirements. The program should demonstrate the City's intent to encourage and facilitate farmworker housing.
 - c) Sphere of Influence and Annexation: The element notes that the City is constrained by Fresno County's annexation process. For your information, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. (Government Codes Section 56000-57550.) notes that the Legislature recognizes that providing housing for persons and families of all incomes is an important factor in promoting orderly development. The Legislature declared that this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families.
3. *Describe the City's diligent effort to achieve public participation of all economic segments of the community in the development of the housing element (Section 65583(c)).*

While the element (pages 1-6 and 5-1) includes a summary of the public participation process, the element does not include a thorough description of the involvement of groups representing all economic segments. The element should be revised to specifically describe the City's efforts to circulate the housing element among lower-income organizations and individuals and to involve such groups and persons in the development of the element. To obtain information on meeting this requirement, please refer to the *Qs & As* publication (page 1-3). During the period between this draft element and the adoption of the final housing element, the City should directly involve lower-income individuals and organizations in the development of the final element. The adopted element should reflect the City's efforts to achieve public participation of all economic segments of the community.

RESPONSES TO COMMENTS
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LETTER DATED DECEMBER 24, 2002

HCD Comment:

A. Housing Needs, Resources, and Constraints

1. Include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services available to these sites (Section 65583(a)(3)).

The land inventory does not include sufficient information to fully evaluate the adequacy or capacity of identified vacant and reuse sites and, in turn, determine if the City's remaining regional housing need can be accommodated, particularly for lower-income households (586 dwelling units). The land inventory (Table 4-1, page 4-4) should be expanded to clarify:

a) Current and proposed zoning of identified sites. Include an explanation of the methodology used for determining the realistic (rather than theoretical) development capacity of the sites.

Response:

Development capacity of the sites were estimated by taking the average number of dwelling units per acre per zone and multiplying the figure by the vacant acres within each zone. This explanation is clarified on page 4-1. It is the City's experience that an average density per zone as shown is more realistic than a maximum number per zone, which would be more theoretical.

Table 4-1 and 4-2 have been revised to show the potential residential infill acreage in the Rail Corridor Master Plan area. 4.5 acres have been identified in the Rail Corridor Master Plan area as having residential (re)development potential. At a higher density of RM-2 (11 units per acre) consistent with the Action Plans contained in this Element, infill would yield approximately 50 dwelling units not including any applicable density bonuses granted for special needs projects in the Redevelopment Area.

In addition, approximately 146 acres are within the City limits or adjacent to the City limits that are a part of the R-1-6 and R-1-6 SP zone districts which are undergoing annexation or are expected to be annexed during the planning period and available for residential development. These properties have infrastructure immediately serving the parcels, or have no significant constraints identified in extending the infrastructure to serve the parcel(s). These 146 acres would accommodate an average of 584 additional dwelling units during the planning period using traditional zoning, however, because the newly annexed areas will be required to comply with the Reedley Specific Plan, single-family dwelling units will have a higher density which will average approximately 5.5 units per acre. This would result in a likely build-out of 803 dwelling units during the planning period.

When the pending and anticipated sequence of annexation of residential land is considered, 853 dwelling units are likely to be constructed during the planning period not including density bonuses. As these properties develop, it will become increasingly feasible to extend infrastructure within the Sphere of Influence beyond those properties expected to develop. Those properties expected to develop in the latter half of the Housing Element planning period are located within the balance of

land as shown in Table 4-1 (available land unincorporated area). This will require the annexation of an additional 82 acres of land at R-1-6 zoning at an average density of 5.5 dwelling units per acre as anticipated with the ongoing implementation of the Reedley Specific Plan. This would require less than 10% of the total land available within the Sphere of Influence for annexation during the latter part of the planning period.

HCD Comment:

The element should also describe which zones could accommodate the City's regional share need for lower-income households. For example, the inventory does not identify any vacant land at densities above 8 units an acre, and the element does not demonstrate the adequacy of this density to address lower-income-housing need.

Response:

Table 4-1 shows available acreage per zoning designation and Table 4-2 shows available acreage by zoning designation within the Redevelopment Area. Lower income dwelling units can go in all zoning designations as stated on page 4-2. Many lower income housing developments in the southern San Joaquin Valley are provided on R-1-6 single-family lots. For purposes of meeting the 2002-2007 RHNA goals, land within the Sphere of Influence will need to be annexed into the City. These annexations will provide an additional 1,017 acres of land and include 93.3 acres of medium density single family and multi-family (approximately 793 units) and approximately 77 acres of high-density multi-family (847 units) as noted on Table 4-1. This adequately demonstrates the availability of generally planned land within the Sphere of Influence that is planned for City infrastructure pending annexation (also see response to comment A1b regarding Annexation).

HCD Comment:

b) Annexation. The element notes (page 4-1) that a minimum of 1,017 acres must be annexed to meet the City's share of the regional housing need. The element also states (page 7-6) that Fresno County only allows annexations of parcels with a minimum of 20 acres and further requires submittal of approved residential projects.

Response:

Clarification: 1,017 acres is the total acreage available for residential development within the Sphere of Influence at this time, but not required to meet the Regional Housing Needs Allocation (RHNA) Target. As discussed in response to comment A1a, build-out of the RHNA target can occur on approximately 233.5 acres.

HCD Comment:

The element should indicate geographically (on a map) which sites are proposed to be annexed within the planning period, and should describe the actions necessary for their approval.

Response:

Page (4-1) has been revised to reference Figure 4-1, which depicts land within the Reedley Sphere of Influence, which is eligible for annexation during the planning period to meet the RHNA.

Approximately 25% of the eligible land must be annexed during the planning period to meet the RHNA needs as indicated in response to comment A1b. Annexation procedures are described in Chapter 5 (Page 5-4).

HCD Comment:

The element should describe the City's role in initiating annexation of needed sites...

Response:

Action Plans 1A states the City will support the annexation of reserve areas to accommodate housing needs. The Action plan also advocates changes in LAFCO policy. Action Plan 1I addresses the City's role in monitoring supplies of land, and undertaking General Plan amendments, annexations, re-zonings or zoning actions to ensure an adequate supply.

HCD Comment:

...and should include a program that commits the City to rezoning these sites for residential use with minimum development capacity specified and for coordinating with LAFCO for their approval.

Response:

The City has a pre-zoning procedure for annexation as identified in Chapter 5 (Annexation Procedure) that is acceptable by LAFCO standards. The existing General Plan Land Use designations identify the average development capacity (Table 4-1) to be 5,006 dwelling units on residential land within the urban reserve area. The RHNA states there is a need for 1,307 dwelling units within the planning period. The amount of land in reserve for potential annexation exceeds the planning need by 383%. Existing and proposed action plans will ensure that when annexation requests (and accompanying LAFCO required development applications) are received, that zoning will be consistent with the General Plan and that permits will be issued in a timely manner.

HCD Comment:

c) Rail Corridor Master Plan. In addressing the statutory requirement to review and revise the previous element (Program H-5.00, page 2-12) and specifying programs such as Action Plan 1B (page 7-7), the element references infill development. However, the land inventory does not describe the area covered by the master plan. The element should clarify and distinguish vacant sites versus sites available for redevelopment/recycling within the Rail Corridor Master Plan.

Response:

Table 4-2 lists vacant available acreage by zone classification within the redevelopment areas including the Rail Corridor Master Plan Area. As stated, there is approximately 4.5 acres of land which could accommodate higher density residential development within the Rail Corridor area. The Rail Corridor Master Plan Area is defined in the Plan as adopted by the City in November 2002, and generally runs parallel to the railroad encompassing 1.5 blocks on either side of the railroad alignment. The Reedley bike trail also runs within this master Plan Area, and serves as a recreational amenity and alternative transit mode for potential residents in the Plan Area. The Rail Corridor Master Plan Area has vacant parcels interspersed with urbanized parcels and is within the Reedley Redevelopment area.

HCD Comment:

To establish the realistic development capacity of such sites within the planning period, the element should describe the acreage and current zoning, ...

Response:

Table 4-2 identifies available vacant land within the Redevelopment Area by zoning designation.

HCD Comment:

... recent or historical development trends, market conditions, current or proposed development standards, and any incentives or policies to facilitate redevelopment or reuse.

Response:

Page (4-7) has been modified to describe recent and historic trends within the Rail Corridor and Redevelopment Areas describing recent infrastructure improvements within the Redevelopment and Rail Corridor Master Plan areas including signalized intersections, curb, gutter, sidewalks, and a new rails-to-trails project. Development trends include increased commercial business activity, additional residential infill development, an average of about two secondary dwelling units per year, and a 320 unit single family infill project in the Redevelopment Area that provided home ownership opportunities to low and very low income and large families.

Policies to facilitate re-use are addressed in Action Plan 1B which encourages urban infill through adoption of the Rail Corridor Master Plan document; Action Plan 2F states the City will adopt new policies related to apartment and mixed use developments within the Railroad Corridor Master Plan Area, and Action Plan 6H states the City will create a vacant land infill database to identify parcels suitable for residential development in the Rail Corridor Master Plan Area.

HCD Comment:

d) Farmworker housing. The element should clarify zones that allow housing for farmworkers and specify sites that can accommodate the City's need for farmworker housing. The element does not address the types of housing allowed or procedures required for such housing nor does the element describe how the City encourages and facilitates development of housing for farmworkers.

Response:

As stated on Page (4-5 and 4-6), all of the City's housing zones can accommodate the City's Regional Housing Needs by income or special need (including farm workers) subject to minimum lot size per dwelling unit (maximum density) requirements as shown in Table 4-2. Additional requirements may be imposed by each zoning designation in relation to setbacks, parking, etc. as noted on Table 5-1.

The Zoning Ordinance does not prescribe specific sites or zones for farm worker housing. It does, however, dictate areas of the community appropriate for single family and multi-family residential regardless of income or employment status. For the quantification of possible dwelling units by zoning designation refer to Table 4-2. Procedures required for the development of single family and multi-family dwelling units is provided in Chapter 5 (Processing). Table 5-4 shows average processing times for discretionary approvals. Action Plan 5B establishes an Action Plan that the City will make application to the State for Farmworker Housing Funds. Also, Action Plan 5C and 5D support the development of housing for farm workers.

HCD Comment:

2. Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to paragraph (6). (Section 65583(a)(4)).

a) On- and Off-Site Improvement Standards: While the element briefly lists the type of improvements generally required, (page 5-6), the element should fully describe the specific site improvement standards imposed on both single-family and multifamily developments.

Response:

The City Subdivision Improvement Standard Ordinance may be amended from time to time, and the Housing Element will reference rather than restate the document herein. For HCD purposes, current on-site and off-site improvement standards have been included in Table 5-1.

HCD Comment:

b) Permit Processing Requirements: Describe the types of permits, discretionary approval procedures, and processing time required for recent residential projects.

Response:

Processing times for discretionary projects has been added to Chapter 5 Processing (Page 5-10).

HCD Comment:

The element should analyze CUP requirement for condominiums (page 4-3) as a potential constraint on their development and clarify if a CUP is required for multifamily rental projects.

Response:

Page (4-5) and Page (5-2) have been clarified and state that condominium and multi-family dwelling units are a permitted by-right use in the RM-1.5, RM-2 and R-1 residential zoning districts subject to the provisions of Section 8-15-8 of the City Zoning Ordinance.

HCD Comment:

Constraints on Housing for Persons with Disabilities. Pursuant to recent legislation, the element should analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Also, the element should demonstrate the City's efforts to remove governmental constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. We have enclosed the recent statute for your information as well as technical assistance materials to facilitate compliance with the statutory requirement.

Response:

Chapter 5 (Page 5-11) has been expanded to include discussion on constraints on the development of housing for persons with disabilities consistent with SB520.

HCD Comment:

3. Include an analysis of the special housing needs of persons in need of emergency shelter and the special housing needs of overcrowded, elderly, and large family households (Section 65583 (a)(6)).

a) Homeless. The element notes local social service agencies (page 20) that serve the homeless in the vicinity of Reedley; however, it does not describe the existing needs of homeless persons in the City. The element should include an estimate of the number of homeless and, where possible, the type of homeless (i.e., single males, females, and families with children). We suggest the City consult with area homeless providers to assist with this analysis. For additional assistance, please refer to the

Department's publications, Qs and As and Shelter for the Homeless: Housing Element Requirements: (enclosed).

Response:

Chapter 3 contains an analysis on the various special needs groups beginning on (Page 3-12). The analysis includes the number and existing needs of homeless persons. Thirty-five homeless persons receiving assistance were identified in 2001 as discussed on Page (3-20). Existing needs as discussed includes substance abuse programs, and the establishment of group homes may assist in meeting this need. Housing for emergency shelters and transitional housing are allowed in both the R (One family residential district) and the RM (multi family residential zones serving six or fewer persons consistent with State Housing Law. Facilities serving more than six people require a conditional use permit.

The City of Reedley has provided land and utilized a portion of the City's CDBG funds to rehabilitate an older structure that provides an emergency shelter for up to 18 people. The City leases the shelter for \$1.00 per year. Both residents of Reedley and nearby communities benefit from this shelter. Currently, the City of Reedley shares resources that include homeless shelters and group facilities with facilities that other nearby communities provide. Due to the small population and amount of financial resources available to Reedley and many of the nearby communities, the sharing of resources has resulted in meeting needs, while not duplicating them while realizing cost effectiveness. The City will continue to seek grants to partner with non-profit organizations to establish a homeless facility. See new Action Plan 5G.

HCD Comment:

b) Special Needs. The element's analysis for elderly, overcrowded and large family households (pages 3-11 through 3-25) should be revised to include current 2000 Census data. To assist revising the analysis, we will send current data under separate cover.

Response:

Large family household data has been revised to include 2000 Census data as shown on pages 3-14 and 3-15. All other data provided uses 2000 Census data.

HCD Comment:

c) Overpaying. While the element contains an analysis of households overpaying (beginning on page 3-10), the element should be revised to reflect current data. To assist, we will send, under separate cover, HUD CHAS data (1990 and projected 2002).

Response:

The 2000 census data is the most current, reliable data available and is included in this Housing Element.

HCD Comment:

B. Housing Programs

1. The housing element should include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element (Section 65583(c)).

While the element provides a listing of City Actions and Programs (pages 6-1 to 6-9), several do not adequately describe the City's role in implementation or establish an implementation target date or, where appropriate, indicate funding sources.

Response:

The goals and policies are clearly stated in Chapter 6, which reference the applicable Action Plan described in Chapter 7. Each Action Plan clearly indicates the targeted year(s) of implementation, Agency responsible for implementation, funding sources for each action plan, quantifier (measurable outcome) and monitoring program.

HCD Comment:

In addition, the element should more specifically describe the actions to be undertaken by the City or in cooperation with others to address the City's housing needs. Examples of programs needing more information include, but are not limited to the following:

a) Action Plan 1B. What is the City's role in encouraging infill development in the Rail Corridor Master Plan? Since the City is continuing this program from the previous planning period (Program H-5.00, page 2-12), which required a CUP for development, how will the current program further implement the objective?

Response:

As stated in Action Plan 1B, the City will expedite the processing of site plans and redevelopment projects within the Rail Corridor Master Plan Area. Action Plan 2F states the City will adopt new policies and procedures related to apartment and mixed use developments within the Rail Corridor Master Plan Area. Action Plan 6H states the City will encourage infill in the Rail Corridor Master Plan Area and permit higher densities when they are feasible under conditions of available infrastructure and land use relationships (compatibility). A vacant land inventory database will be developed by the City to identify suitable vacant parcels for residential development (infill). This information will be made available to the public.

Adoption of the Rail Corridor Master Plan in November 2002 allows the inclusion of residential development within the Plan Area with a Conditional Use Permit. Prior to adoption of this Master Plan, residential development was prohibited in the Rail Corridor Master Plan area. (Also see response to comment A1a).

HCD Comment:

b) Action Plan 1C. How does the City plan to assist developers to use City owned land?

Response:

The amount of City owned land is limited. Currently, there are two parcels under City ownership. One parcel is the emergency shelter referred to in response to comment A3a assisted through CDBG funds and a City lease for \$1.00 per year. The other parcel owned by the City consists of three infill vacant single-family residential lots that have overhead utilities which pose a unique, site-specific constraint. Action Plan 6B will be modified consider adoption of an Ordinance Amendment that eliminates the requirement to replace existing overhead utility lines underground when the site is considered an infill site, completely surrounded by urban development in an established neighborhood.

HCD Comment:

c) Action Plan 2C. What is the City's role in expanding homeownership?

Response:

As stated on page 7-11, the City will contract with a non-profit housing agency to provide outreach, technical assistance and encourage participation in the program. As a part of an annual Housing Fair, information on this type of funding source will be made available.

HCD Comment:

- d) Action Plan 3A. This program should be expanded to describe the City's role in securing funds and specify actions the City will undertake. Will the City directly apply for funds? How will the City assist regarding applying for funds?

Response:

The program states that developers will make application and the City will assist developers through contracting with a non-profit housing agency to provide technical assistance in completing the applications. The City will assist in two such applications during the planning period.

HCD Comment:

- e) Action Plan 5C. What assistance will the City provide to implement this program?

Response:

As stated in modified Action Plan 5D, the City of Reedley will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.

HCD Comment:

- f) Action Plan 5D. What will the City do to assist nonprofits and encourage program participation?

Response:

Action Plan 5D has been modified to state "The City will provide assistance to non-profit sponsors and/or the Housing Authority to make application for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private non-profit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a non-profit housing agency to provide technical assistance and encourage participation in the program. Two such applications for FmHA 514/516 will be assisted during the planning period.

HCD Comment:

- g) The element notes (page 3-8) that there is an unmet need for rental family housing, especially for large families. However, the element does not include a program to meet the unmet need. Following are program options for the City to consider:

- Provide a density bonus for the development of units designated for large families.
- Provide regulatory- incentives, such as expedited permit processing and reduced development standards.

- Give family housing projects a priority in any City bond program. Health and Safety Code Section 51335, relating to multifamily bonds, requires that priority be given to projects containing three or four bedrooms.

Response:

Program 5 (Housing to Accommodate Special Needs Groups) Action Plan 5F states that the City will utilize Redevelopment Agency housing set-aside funds to assist and leverage the development of additional affordable housing units for large families. In addition, Action Plan 1C works with agencies such as Self Help Enterprises that provide assistance in developing large family units. The City will continue to work with non-profit agencies such as self help, and continue to provide RDA and CDBG assistance through the policies and action plans specified in this Element.

HCD Comment:

2. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).

Without a complete land inventory it is not possible to determine compliance with the site requirement. Nonetheless, the element should provide complete details about the City's annexation process, particularly, since the ability of the City to meet its regional share need for new construction appears to be predicated on land annexation. Further the element should describe City actions to encourage infill development.

Response:

Chapter 5 describes the annexation process and an outline describing the annexation procedure has been added. In addition, Table 4-1 shows a complete list of vacant land available by zone classification within the City limits and within the Sphere of Influence. Figure 4-1 depicts land which should be annexed during the Planning Period to help meet the Regional Housing Needs Allocation. The Element prescribes Action Plans for infill such as Action Plan 1B, 1G, 2F and 6H (Rail Corridor Master Plan), Action Plan 1D, 1E and 2H (Redevelopment Infill Assistance).

HCD Comment:

a) Emergency shelter and transitional housing: The element should identify the sites or zones where emergency shelters and transitional housing are allowed by permitted or conditional use. The element should describe how the City's processing requirements encourage and facilitate such housing.

Response:

Chapter 3 (Homeless discussion) has been modified to include a discussion on the zones that allow emergency shelters and transitional housing by right and with conditional use permits. A description of the Conditional Use Permit procedure is described in Chapter 5 (Processing), and the land available

by zoning designation is contained in Chapter 4, Tables 4-1 and 4-2 (also see response to comment A3a regarding transitional housing and emergency shelter and new Action Plan 5G).

HCD Comment:

b) Farmworker: The element indicates a need for housing for farmworker housing. As a result, the element should include a program to identify zones and sites to accommodate the City's need to house farmworkers. The program should identify where farmworker housing will be permitted, specify the housing types permitted, and describe any permitting or regulatory requirements. The program should demonstrate the City's intent to encourage and facilitate farmworker housing.

Response:

As stated on Page (4-5), all of the City's housing zones can accommodate the City's Regional Housing Needs by income or special need (including farm workers) subject to minimum lot size per dwelling unit requirements as shown in Table 4-2. Additional requirements may be imposed by each zoning designation in relation to setbacks, parking, etc. as noted on Table 5-1.

The Zoning Ordinance does not prescribe specific areas for farm worker housing. It does, however, dictate areas of the community appropriate for single family and multi-family residential regardless of income or employment status. For the quantification or possible number of dwelling units by zoning designation refer to Table 4-2. Procedures required for the development of single family and multi-family dwelling units is provided in Chapter 5 (Processing). Table 5-4 shows average processing times for discretionary approvals. Action Plan 5B establishes an Action Plan that the City will make application to the State for Farmworker Housing Funds. Also, Action Plan 5C and 5D support the development of housing for farm workers.

HCD Comment:

c) Sphere of Influence and Annexation: The element notes that the City is constrained by Fresno County's annexation process. For your information, the Cortese-Knox Hertzberg Local Government Reorganization Act of 2000. (Government Codes Section 56000-57550.) notes that the Legislature recognizes that providing housing for persons and families of all incomes is an important factor in promoting orderly development. The Legislature declared that this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families.

Response:

Comment noted. See Action Plan 1A. The City will advocate changes in Fresno LAFCO policies to permit annexation of properties in advance of specific development projects consistent with the aforementioned statement.

HCD Comment:

3. Describe the City's diligent effort to achieve public participation of all economic segments of the community in the development of the housing element (Section 65583(c)).

While the element (pages 1-6 and 5-1) includes a summary of the public participation process, the element does not include a thorough description of the involvement of groups representing all economic segments. The element should be revised to specifically describe the City's efforts to circulate the housing element among lower-income organizations and individuals and to involve such

groups and persons in the development of the element. To obtain information on meeting this requirement, please refer to the Qs & As publication (page 1-3).

Response:

See discussion on page 1-6. Committee members represented a wide array of interests and special needs as follows:

- Education/Minority Community Advocate
- Construction Industry
- Religious Institute/Faith Based Social Services
- Senior Citizens
- Planning Commission
- Minority Community Advocate
- Senior Citizens/Convalescent Care
- Homeless

HCD Comment:

During the period between this draft element and the adoption of the final housing element, the City should directly involve lower-income individuals and organizations in the development of the final element. The adopted element should reflect the City's efforts to achieve public participation of all economic segments of the community.

Response:

All economic segments in the community have been involved in reviewing the accomplishments in the previous Housing Element, analyzing growth trends and relevant demographic data, recognizing constraints and opportunities, and developing the updated Housing policies, programs and action plans. The City of Reedley will continue to involve all economic and special need segments of the community in the Housing Element Update process through final adoption.

July 17, 2003

Mr. Glen Campora
CA Dept. of Housing and Community Development
HCD Housing Policy Department
1800 3rd Street, Room 430
Sacramento, CA 94252-2053

Re: Reedley Housing Element
7/14/03 and 7/15 Conference Call Follow-up

Dear Mr. Campora:

Thank you for taking the time on Monday and Tuesday this week to discuss the changes needed to bring the City of Reedley Housing Element into compliance with Housing Law. The meetings were arranged to discuss our April 27, 2003 and June 20, 2003 responses to your comments on the first draft of the Housing Element. With the exception of the available land inventory within the City limits to meet the Regional Housing Needs Allocation (RHNA), we are of the understanding that our responses are adequate.

On Wednesday of this week, we faxed you some clarifications that were made to Chapter 4 regarding the available land inventory. Clarification of Chapter 4 included revision of Table 4-1 and the related text. When land within the City limits or land currently being annexed into the City limits is exclusively considered, Table 4-1 (as revised) shows 143.32 acres of available land for an expected yield of 786 dwelling units. This 786 dwelling units falls short of the required 1,308 Regional Housing Need Allocation by 521 units.

In order for the City to address this shortfall and ensure that development of the additional 521 units to meet the RHNA needs will occur, the City proposes that the following three approaches be included in the final Housing Element:

1. Initiate changes in the Memorandum of Understanding (MOU) with the County that currently requires 50% approved or imminent development in all annexations.

Action Plan 1A will be modified as follows:

The City will support annexation of reserve areas within the City's planned urban area to provide the land necessary to accommodate housing needs. The City currently has a Memorandum of Understanding (MOU) with the County of Fresno Development Services Department that requires all annexations to have 50% approved or imminent development within the area to be

Page
7-6

annexed. The City of Reedley will initiate an amendment to the MOU in 2003, which will allow annexation of an additional amount of land necessary to meet the Regional Housing Needs Allocation (RHNA) and permit annexation of properties in advance of specific development projects. This request would be a one-time request for exception to meet the 2002-2007 Regional Housing Needs.

2. An annual outreach program will be established to pro-actively recruit development proposals and solicit interest in property annexations. Requests will be sent to property owners in the Sphere of Influence to encourage annexations, and developers will be encouraged to submit development applications and annexation requests. Action Plan 1I will be expanded to provide further outreach and support for the annexation of property beyond Action Plan 1A as follows:

Page
7-9

Planning Department shall monitor the supply of vacant zoned and residential planned land in conformance with this policy to ensure that there is at least a ten year supply of land for single-family units, multi-family and special needs housing. The City will implement an annual outreach program in 2004 to all landowners within eligible annexation areas and developers in the area. Information will be provided to land owners and developers regarding current and anticipated needs for additional housing in the City, will solicit interest in annexation and development, and offer streamlined priority processing of annexation applications which contribute available land within the City to meet the RHNA needs.

3. Increased density within existing City limits.

The City will relieve the constraints posed by present annexation agreements by modification of the Rail Corridor Master Plan and to encourage and permit higher density residential on at least 50-acres by 2005 for total additional multifamily development of 550 units thereon, or elsewhere in the City. Action Plan 1B will be modified as follows:

Page
7-7

~~The City will encourage additional multifamily development through revision of the Rail Corridor Master Plan no later than 2005. Current development policies will also be analyzed in the City's General Plan Update and programs formulated for providing incentives such as permitting~~ be revised to permit higher densities, mixed use and multi-story structures ~~under certain conditions~~ that include above grade residential units on at least fifty acres within the Rail Corridor Specific Plan Area, which will accommodate a minimum of 550 additional multifamily dwelling units. The City will continue to expedite the processing of site plans, redevelopment projects, and encourage the use of density bonuses to meet special needs.

Action Plan 1G will be revised as follows:

Page
7-8

City Planning will ~~complete~~ revise and adopt the Rail Corridor Master Plan pursuant to Action Plan 1B to provide residential infill opportunities.

In summary, through incorporating the above listed programs in the revised Reedley Housing Element, the City will:

- Assertively pursue modification to the current MOU with the County in 2004 regarding annexation policy within a specific timeframe and be capable of accommodating the additional land required to meet Reedley's share of the Regional Housing Needs (RHNA);
- Provide additional enhanced outreach to property owners and developers regarding Reedley Housing Needs on an annual basis to further the understanding of local housing issues and need for developable land to meet Regional Housing Needs (RHNA);
- Modify the Rail Corridor Master Plan by 2005 to clarify and encourage development of at least fifty acres of multifamily residential development or a minimum of an additional 550 dwelling units (which includes the 50 units specified in the original Housing Element submittal); and,

The above listed Action Plans will work toward eliminating the annexation constraints posed by the MOU with the County, and provide an additional 550 multi-family dwelling units in the Rail Corridor Master Plan Area. This would provide the City with 672 single-family dwelling unit sites and 614 multi-family dwelling unit sites for a total of 1,286 dwelling units in the current City limits.

If these changes are acceptable in bringing the Reedley Housing Element into compliance with State Housing Law, we will make the above referenced modifications, and provide HCD with a final copy for review. In addition to the proposed changes listed above, attached is a copy of the Reedley Specific Plan and Rail Corridor Master Plan per your request. If you have any further questions or comments, please call me at (559) 733-0440.

Sincerely,

Bud Kopp, AICP

cc: Fred Brusuelas, Community Development Director

Attachments: Reedley Specific Plan
Rail Corridor Master Plan

02172:BL:jlc

August 5, 2003

Mr. Glen Campora
CA Dept. of Housing and Community Development
HCD Housing Policy Department
1800 3rd Street, Room 430
Sacramento, CA 94252-2053

Re: Reedley Housing Element
7/14 and 7/15 Conference Call and 7/16 Correspondence Follow-up

Dear Mr. Campora:

Thank you for taking the time this afternoon to discuss the changes needed to bring the City of Reedley Housing Element into compliance with Housing Law. The primary purpose of the call was to discuss responses to your comments dated August 4, 2003. With the following additions and clarifications as discussed, we are of the understanding that our responses are adequate, and that a letter of compliance would be forthcoming prior to adoption of the Element by the City.

HCD Comment:

Annexation: Regarding the MOU and the current 50% criterion: What is LAFCo's role/involvement/decision-making?

Response:

As detailed in the correspondence dated July 17, 2003, the City currently has a Memorandum of Understanding (MOU) with the County of Fresno Development Services Department that requires all annexations to have 50% approved or imminent development within the area to be annexed. The City of Reedley will initiate an amendment to the MOU in 2003, which will allow annexation of an additional amount of land necessary to meet the Regional Housing Needs Allocation (RHNA) and permit annexation of properties in advance of specific development projects.

LAFCO does not review annexation requests until the County makes a finding that the request is consistent with the MOU. Therefore, the MOU must be amended prior to LAFCo becoming involved.

HCD Comment:

Is the percentage a LAFCo requirement?

Response:

No, the percentage is a County requirement pursuant to an existing MOU with the City and not a LAFCo requirement per se. LAFCo does not review annexation requests until the County makes a finding that the request is consistent with the MOU. Therefore, the MOU must be amended prior to LAFCo becoming involved.

HCD Comment:

Does the % apply to County or Reedley approved/imminent development?

Response:

The percentage applies to all annexations to the City of Reedley pursuant to the existing MOU.

HCD Comment:

Does "imminent" mean the application has been submitted for review/approval?

Response:

"Imminent development" refers to at least 50% of a proposed annexation of area to have a request for planning entitlements such as tentative tract maps, site plan approval, etc.

HCD Comment:

What amendments (%?, other?) will Reedley initiate in 2003?

Response:

The amendment to the MOU will be initiated in order to alleviate the concerns of HCD in regard to the topic of annexations. The City of Reedley will initiate an amendment to the MOU in 2003, which will allow annexation of an additional amount of land necessary to meet the Regional Housing Needs Allocation (RHNA) and permit annexation of properties in advance of specific development projects. Other amendments not related to the annexation issue are specified by program in Chapter 6.

HCD Comment:

Would this 1-time exception request cover the entire planning period?

Response:

Yes. The City of Reedley will initiate an amendment to the MOU in 2003, which will allow annexation of an additional amount of land necessary to meet the Regional Housing Needs Allocation (RHNA) and permit annexation of properties in advance of specific development projects. This request would be a one-time request for exception to meet the 2002-2007 Regional Housing Needs.

HCD Comment:

Will amending MOU adequately address LAFCo annexation policy?

Response:

Yes. Amending the MOU will reduce or eliminate this constraint for the planning period.

Page | **HCD Comment:**
7-6 | What is impact if MOU not amended?

Response:

Two programs will occur concurrently with the MOU amendment to ensure that an adequate land supply will be provided within the planning period to meet RHNA needs. The annual outreach program targeting property owners and developers along with amending the Rail Corridor Master Plan will serve as a "back-up" to ensure that the City has an adequate supply of multi-family land during the housing period to meet RHNA lower income needs. Details of these programs and timelines for implementation were provided in the July 17, 2003 correspondence.

HCD Comment:

Densities: Clarify maximum densities. The element refers to "average" (revised pg 4.1) and/or "approximate" (Table 4-3) densities.

Response:

Page 4-6 of the Housing Element will be amended to add the maximum permitted densities per zoning designation.

Page
7-7
to
7-9

HCD Comment:

Are 11 units per acre the maximum permitted for multi-family?
(note: element/responses haven't demonstrated density needed to accommodate very-low income need)

Response:

No. The Rail Corridor Master Plan will allow residential development densities to RM-2 standards, or one dwelling unit per 2,000 square feet of lot area, or 22 units to the acre. This is the appropriate density to assume for the Rail Corridor Master Plan. The above referenced revisions to Page 4-6 will clarify maximum permitted density.

HCD Comment:

What increased densities are proposed to accommodate very-low income units on current sites (Rail Corridor Master Plan) if new sites do not occur and what densities are intended for proposed new multi-family sites?

Response:

The Rail Corridor Master Plan will accommodate units up to 22 units to the acre. The above listed Action Plans will work toward eliminating the annexation constraints posed by the MOU with the County, and provide 614 multi-family dwelling unit sites at average density (11 units per acre), or 1,164 dwelling units at maximum density (22 units per acre). The lower income (low and very low income) RHNA allocation is 586 dwelling units and could therefore be met solely with multi-family density zoning.

August 5, 2003

The Rail Corridor Master Plan and related Zoning modifications will provide RM-2 densities which could develop to a maximum of 22 dwelling units per acre. Page 4-8 will be modified to clarify this.

If these responses, combined with the responses from our previous responses, adequately address your concerns, please confirm in writing or e-mail. We will make the above referenced modifications, along with those changes as discussed since the revised submittal on June 20, 2003, and provide HCD with a final copy for review. Thank you again for your assistance. We look forward to receiving a letter of compliance on this project. If you have any further questions or comments, please call me at (559) 733-0440.

Sincerely,

Bud Kopp, AICP

cc: Fred Brusuelas, Community Development Director

02172/205/bs

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development



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August 22, 2003

Mr. Fred Brusuelas
Community Development Director
City of Reedley
1733 Ninth Street
Reedley, California 93654

Dear Mr. Brusuelas:

RE: Review of the City of Reedley's Draft Housing Element

Thank you for submitting revisions to Reedley's draft housing element, received for our review on June 23, 2003, that was supplemented by information transmitted by several facsimiles. Pursuant to Government Code Section 65585(b), the Department of Housing and Community Development (Department) is required to review draft housing elements and report our findings to the locality. Our review was assisted by several conversations with City consultants Messrs. Steve Peck and Bud Kopp, of Quad Knopf, Inc.

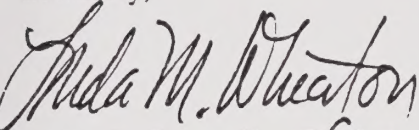
We are pleased to find the June 2003 revisions to the draft element and the revisions subsequently submitted adequately address the statutory requirements described in the Department's December 24, 2002 review. Upon the adoption and submittal of a housing element to this Department pursuant to Government Code Section 65585(g) that substantially reflects approved revisions, Reedley's housing element will be in full compliance with State housing element law (Article 10.6 of Government Code). We commend Reedley for expanding the element's land inventory analysis and addressing the need to identify sites to accommodate emergency shelters, transitional housing, and housing for farmworkers.

Also, we are pleased to report, as a result of the passage of Proposition 46, a historic increase in funds available, on a competitive basis, through the Department to assist in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. For program information and funding availability, please consult our homepage at www.hcd.ca.gov.

We appreciate the cooperation the City's consultants provided us during the course of our review, and look forward to receiving the City's adopted housing element. If you have any additional questions, please contact Glen Campora, of our staff, at (916) 327-2640.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed on the next page.

Sincerely,



Cathy E. Creswell
Deputy Director

for

cc: Stephen Peck, Quad Knopf Consultants
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Joanna Nugent, Self-Help Enterprises

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